

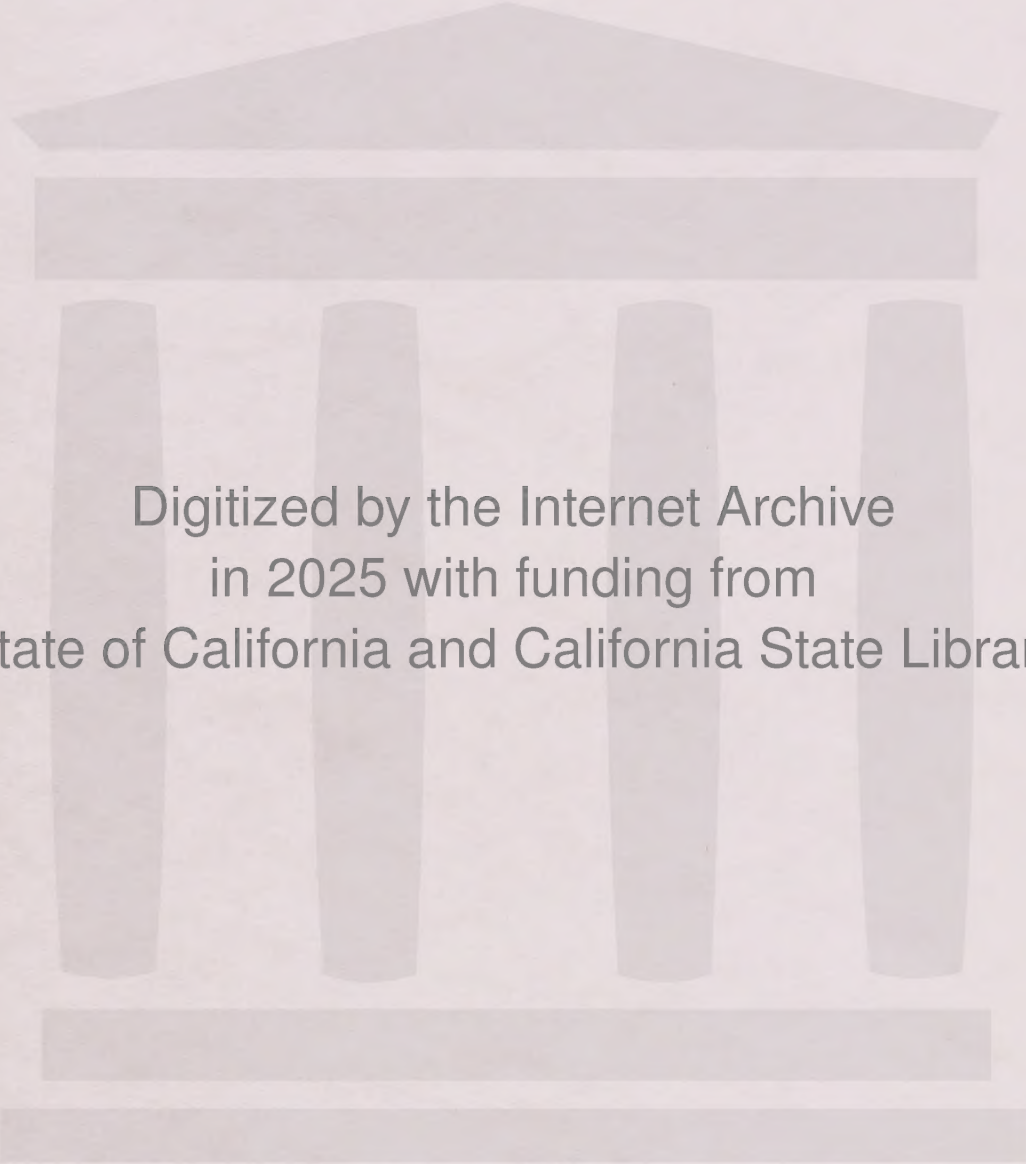
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UNIVERSITY OF CALIFORNIA

Housing

Element



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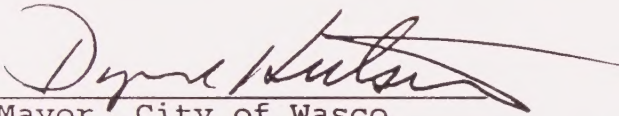
CERTIFICATE OF ADOPTION

BY THE

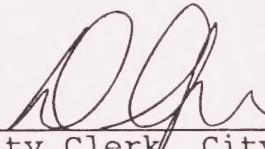
CITY COUNCIL OF THE CITY OF WASCO

By Resolution No. 91-1406, the City Council of the City of Wasco adopts the herein contained Housing Element for 1991, City of Wasco, Kern County, California after receiving a recommendation thereon from the City of Wasco Planning Department and the City of Wasco Planning Commission, and conducting a public hearing duly advertised, pursuant to all statutory requirements of the State of California and all ordinance requirements of the City of Wasco.

Certified this 3rd day of December, 1991



Mayor, City of Wasco



City Clerk, City of Wasco

Lead Agency
City of Wasco Planning Department
P.O. Box 159
Wasco, California 93280
(805) 758-3003

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I.

INTRODUCTION

The Housing Element is one of seven General Plan Elements that is mandated by California State Law. It is intended to direct residential and redevelopment efforts in ways that are consistent with the overall economic and social values of the City, and that work toward an overall State goal of accommodating the housing needs for Californians of all economic levels. The residential character of the City of Wasco, for the most part, is dependent upon the variety of its housing units, their location and their maintenance.

The Housing Element is the City of wasco's official response to the findings of the California State Legislature that the availability of a decent, affordable living environment for every Californian is a high priority. By identifying local housing needs; adopting appropriate goals, objectives and policies; providing local legislation and a Five Year Action Program to meet these needs, the City of Wasco and other local agencies will be more effective in dealing with the housing needs of the residents of Wasco.

The Housing Element is only one part of the City of Wasco's planning program. There are many interrelationships between other program activities and objectives which will help implement goals, objectives and policies of the Housing Element.

State Planning Law

State Planning Law requires all local jurisdictions to adopt and maintain a General Plan incorporating a Statement of Development Policies and seven required elements. The law also requires that the plan be internally consistent, to have zoning conformance and not be amendable at will. Additionally, Section 65300.7 of the law provides that local agencies may prepare their General Plans to accommodate local conditions and circumstances, while meeting the laws minimum requirements.

General Plan Consistency

Because the Housing Element is the most recent element to be revised; all other General Plan Elements will be reviewed to ensure that they remain consistent with the newly adopted Housing Element.

Housing Element Organization

Part I of the Housing Element states the relationship of the General Plan Housing Element to California State Law. It also states the purpose of the element, and the overall goals of its' implementation.

Part II reviews the 1986 Housing Element and its progress in implementation, and the appropriateness of the goals, policies and objectives. The 1991-1996 Housing Element has been revised to reflect the results of this review.

Part III provides an overview of population and economic development.

Part IV provides an overview and comparison of the city's housing stock. This analysis will provide a basis for determining the future housing needs of the City.

Part V states the various difficulties that different groups have in attaining housing and their related needs.

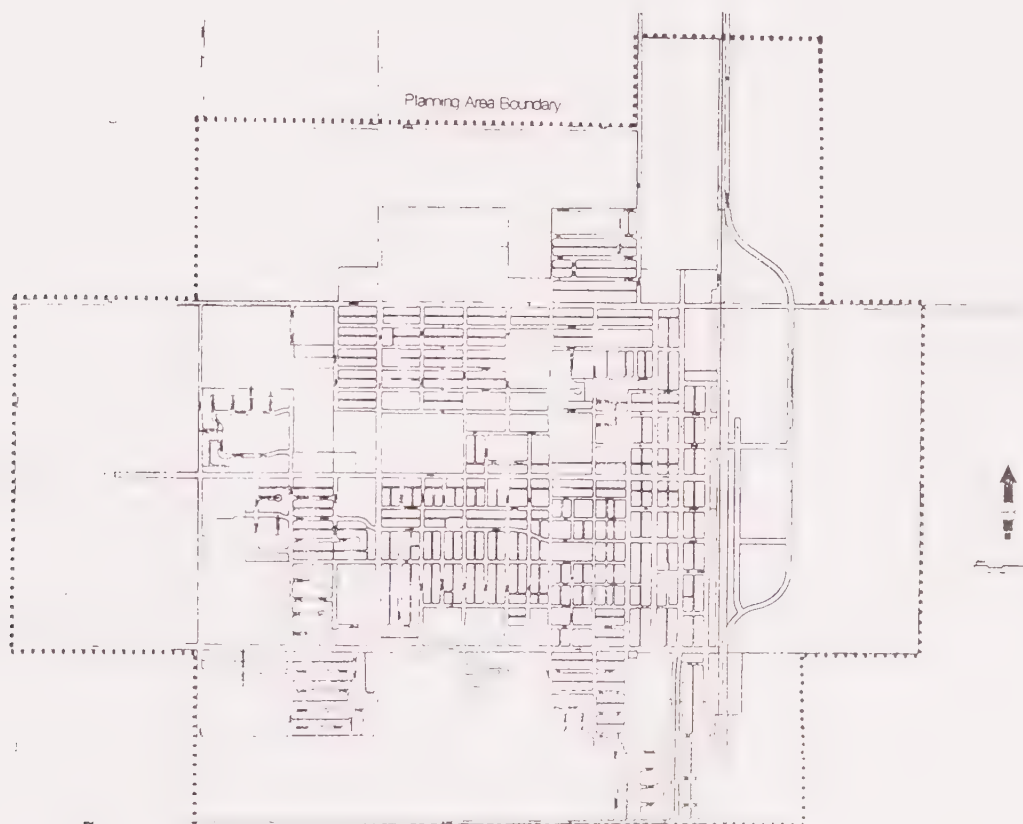
Part VI discusses available residential land resources and projected growth within these areas.

Part VII reviews developmental constraints such as land use controls, building codes and fees. Mitigation measures are included as a part of this chapter.

Part VIII reviews the City's goals, policies and objectives that serve as general policy guidelines for the City.

Part IX discusses the various programs that comprise the Five Year Action Plan for the 1991-1996 City of Wasco Housing Element. Constraint mitigation and public participation are a part of this section.

"Wasco Planning Area"



II

EVALUATION OF THE 1986 HOUSING ELEMENT

Pursuant to section 65588 of the Government Code, the City of Wasco has reviewed its Housing Element and has evaluated the appropriateness of its housing goals, objectives and policies in contributing to the attainment of the State Housing Goal, the effectiveness of the Housing Element in attainment of the community's housing goals and objectives, and the progress of the City in implementation of the Housing Element. The Housing Element has been revised to reflect the results of the law.

EFFECTIVENESS OF THE 1986 HOUSING ELEMENT

The purpose of the 1986 Housing Element for the City of Wasco was to document existing and projected housing needs, and to devise a myriad of actions to meet those needs. The 1986 element assimilated important and relevant information, and many of the goals and policies were general or "blanket policies". The reason for creating general goals and policies related to need was that the city tends to encourage results or "ends", believes that there are several "means" to an end, and that means should be flexible and will change over time.

An example of this blanket policy was that between 65 and 70 dwelling units were in need of rehabilitation between 1986 and 1991. The City recognized the "need", endorsed several programs that would meet this need, and hoped that the "end result" would be that 65 to 70 dwelling units were rehabilitated by 1991. The philosophy at the time was why favor or encourage one program over another if they are equally acceptable and accomplish the same end result?

It was hoped that the private sector would satisfy the housing need in all of the income groups. Although the original goal of between 90 and 100 houses per year was not met, the private sector did rehabilitate over 30 residential units, construct a 44 unit housing complex for the elderly, and improve access for the handicapped in one existing apartment development. In addition, the private sector constructed 88 single family dwelling units, and two multi family units.

The 1986 Housing Element estimated the total housing need in the City of Wasco for low income, other low income, moderate income and above moderate income families; and set measurable goals within each of these four categories. Although elderly and handicapped housing was discussed in this element, these categories had no specific, measurable targets. The City's position in this case was that it encouraged construction of such facilities, and if developers were interested in providing this form of housing, the City would work with the developers to help the project materialize. In the case of elderly housing, the private sector recognized a need, sought FMHA financing, and built the 44 unit project.

The success of the 1986 Housing Element was not due to the programs set forth or "encouraged" by the city; it was due to the City assimilating information to developers (and others who inquired about the city's needs) encouraging the private sector to develop what was needed for the different groups of people, informing them about the different means of financing, and following through on the projects to assure the city a quality development. Many people involved with construction and implementation of the Housing Element believe that even if quantitative goals or quotas were set in all possible categories, the results would have been the same. The primary dependent variable and common denominator is need and availability of financing. In other words - - if banks are not lending money to build houses or multi-family - - they won't get built. When banks are lending money - - new housing might get built, overbuilt, or still yet underbuilt. Nevertheless, just because the quota was not attained one year does not mean that developers will make up for it the next year and satisfy our quantitative goals set forth in the Housing Element.

The primary reason for the above discussion was that the previous Housing Element heavily depended on the private sector for the supply of housing. Most housing in moderate and above moderate income categories is provided by the private development sector, and this is where the need is most critical. This need has become even stronger since the new correctional facility has opened and many other businesses have located in Wasco. The private sector has recognized this need and the result has been a remarkable increase in construction permits for single family dwelling units in the moderate and above moderate income categories.

Between 1986 and 1991, developers also recognized the need to provide additional low income housing. Thirty units have been rehabilitated, forty-four rental units for the elderly were established, and as of January 1, 1991, there were several proposals for low income housing.

The primary need that was not met during the 1986-1991 Housing Element was multi-family housing. There is a dire need for multi-family housing in all income groups, especially the moderate income group. It was hoped that the private sector would satisfy the demand for such units, but the lack of available financing coupled with development impact fees per unit made such developments infeasible. The City is currently working on new strategies to lower the cost per unit for multi-family and hotel/motel accommodations. Strategies will be discussed in the 1991-1996 Housing Element Section: Program-by-Program Analysis of Lower Connection Fees.

Overpayment of rent is an issue that must be readdressed in the 1991 Element. According to the 1986 Element, 25% of those renting were overpaying for rent. In 1991, it is closer to thirty percent. Many of the rentable units are also considered to be substandard units. These facts reinforce the strong need the city has for multi-family housing. The 1991-1996 Housing Element will discuss rental housing and owner housing separately since the occupants needs, income and other characteristics are different.

PROGRESS IN IMPLEMENTATION

One fault with the 1986 Housing Element is that it only projected the need for additional housing based on income. Although the private sector was encouraged to provide a supply to meet the demand for housing, the supply was short of what was needed. It was projected that the city encourage the private sector to satisfy these demands, but the programs were only mentioned, and summarized as to how they were commonly used. The projections should have established a set schedule on how to implement housing construction, rehabilitation, etc. for each of the necessary categories. These necessary categories and projections will be incorporated into the final Housing Element.

APPROPRIATENESS OF THE GOALS, POLICIES AND OBJECTIVES

The 1986 Housing Element assimilated factual information and illustrated what the city was like at that point in time. Since the purpose of the Housing Element is not only to gather factual data in relation to housing, but to recognize its discrepancies, shortfalls and needs; it is difficult to evaluate the 1986 element and relate it to the 1982 element, due to the lack of projections made within. Therefore, the main text of this 1991 Housing Element will relate the data of 1986 to 1991, reflect and discuss the changes that took place, and discuss the current and expected (projected) needs for 1996.

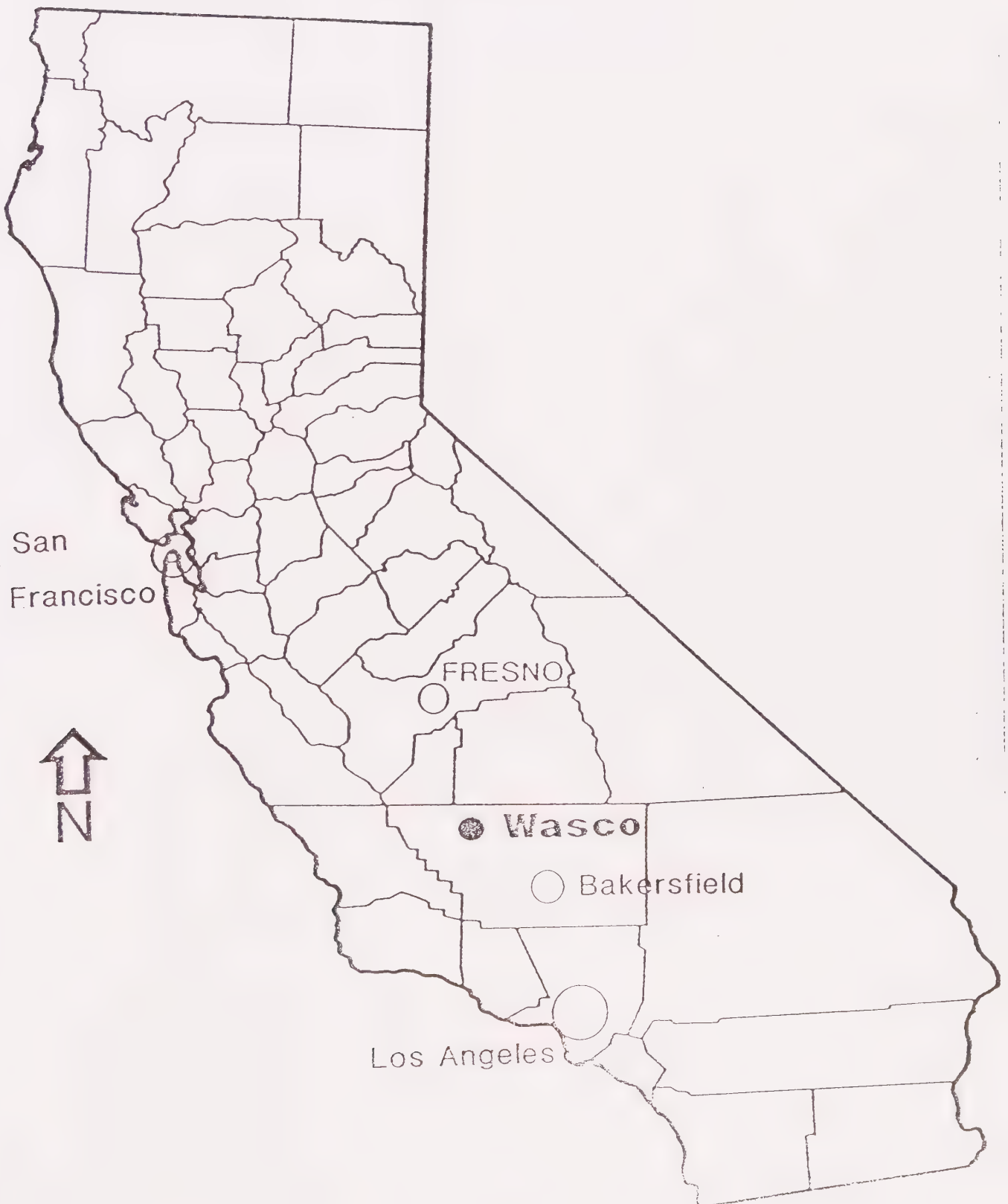
The goals that were set forth in the 1986 Housing Element were a good, valid set of goals, but they lacked any teeth to actually implement them. The 1991 Housing Element will implement several programs over the five year period. The element will not only establish measurable goals, but it will also establish task/timelines so that the city will be able to monitor its progress throughout the 1991 to 1996 time frame. These programs, and short term goals will be discussed in the main text.

The objectives of the City of Wasco General Plan are to establish city-wide housing goals, identify existing housing problems, determine obstacles to solution of housing problems, and endeavor to make adequate provisions for the housing needs of all economic segments of the community.

GOAL SUMMARY

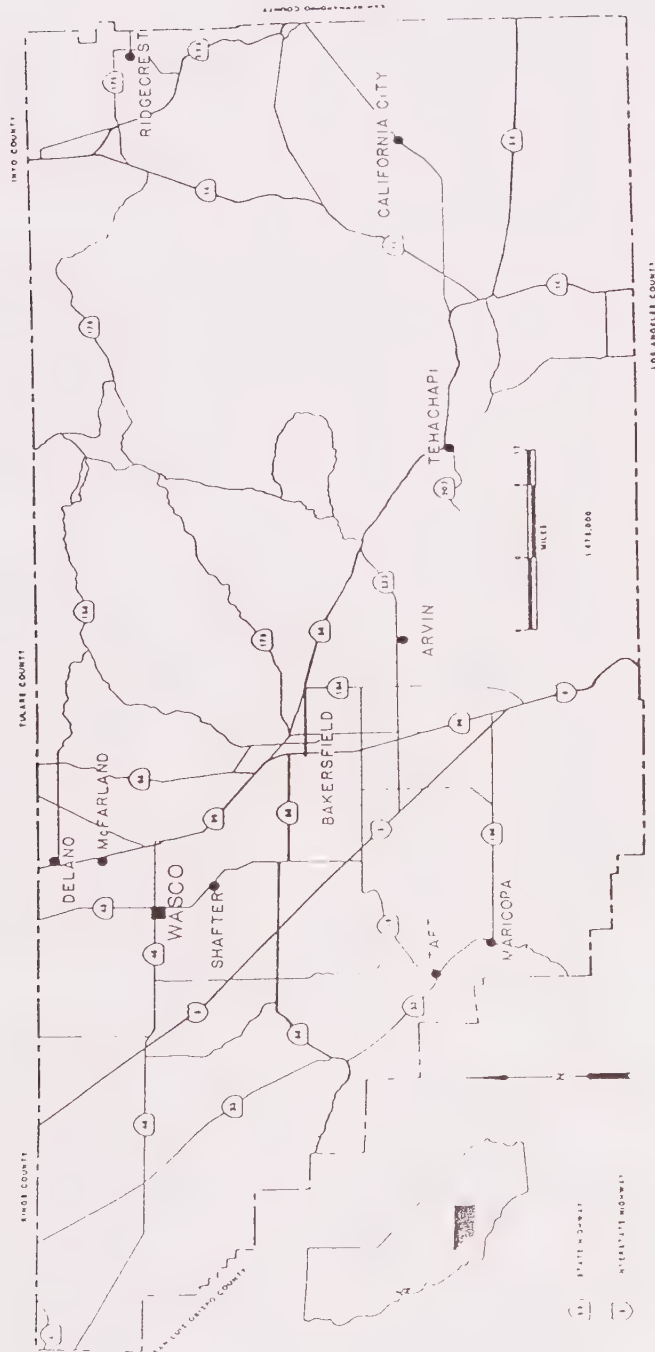
The housing goals for the City of Wasco are to provide a wide range of housing choices for all economic and social groups without the deterrents of unreasonable cost, location, condition and design that deprive large segments of the community from needed housing. Providing adequate housing at reasonable costs for all residents of the community need not detract from the physical environment (quality of life) and economic make-up of the community, but enhance its appearance and economic functioning through greater efficiency and community involvement.

Location Map

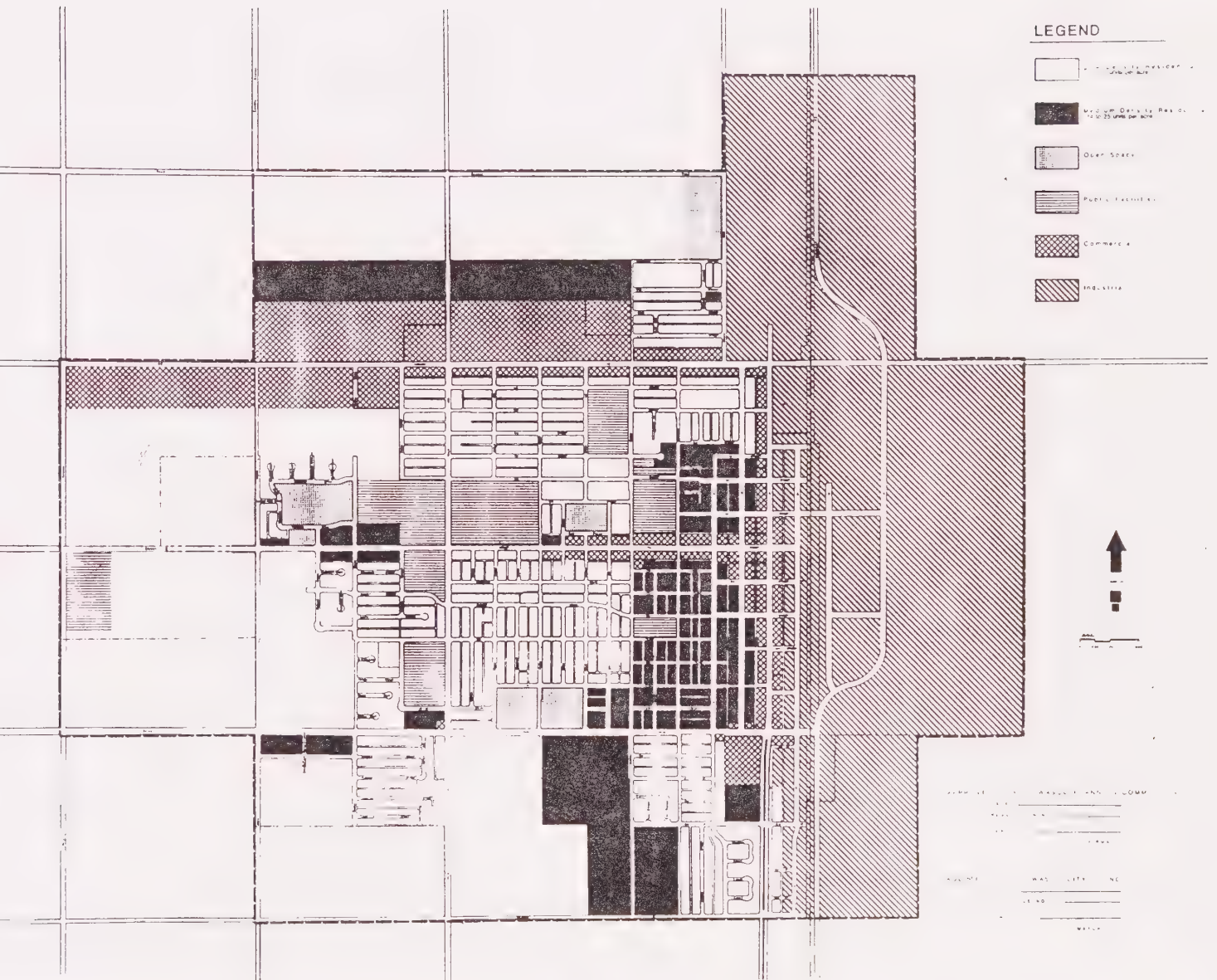


Wasco

Regional Location



City of Wasco Land Use Element



III

COMMUNITY PROFILE

POPULATION

The City of Wasco is located twenty-five miles northwest of Bakersfield and is the fourth largest city in Kern County. The 1980 population of Wasco was 9,613 and the 1990 Census figures show the city to have 12,412; a population gain of 29.12% or approximately 2.91% per year. On June 1, 1991, the Department of Finance estimated that the total population of the City of Wasco was 13,962 (including 1065 inmates at the new Wasco Correctional Facility). The household population had risen to 12,897, and there were 3,554 households in the city limits. There were 3.63 persons per household, 93 vacant units in the city and the vacancy rate was at 2.55%. If this trend continues, Wasco should have a population of about 16,000 in 1996, plus a group quarter population of 3,000, for a total population of 19,000.

"Incorporated Areas of Kern County Ranked by Population"

<u>City</u>	<u>1980</u>	<u>1990</u>	<u>% Change</u>
1. Bakersfield	105,611	174,820	65.53
2. Ridgecrest	25,929	27,725	6.93
3. Delano	16,491	22,762	38.02
4. Wasco	9,613	12,412	29.12
5. Shafter	7,010	8,409	19.96
6. Arvin	6,863	9,286	35.51
7. Taft	5,316	5,902	11.02
8. McFarland	5,151	7,006	35.99
9. Tehachapi	4,126	5,791	40.35
10. California City	2,743	5,955	117.10
11. Maricopa	946	1,193	26.10

Source: 1980, 1990 U.S. Census Bureau

--Age--

In 1980, the age cohorts for Wasco indicated a high percentage of the population was under 20 years of age. In 1983, the State Department of Finance estimated that the 0 to 10 age group would roughly equal that in the 25 to 44 year range. Projections for 1990 indicate that the population will become increasingly diverse in age, however most people will still be under the age of 20. By 1996, it is expected that the average Wasconian will be slightly older than in the 1990 census, and could pose a slight increase in demand for housing in addition to the natural growth rate. Diversification and jobs added to the city's economic base will play an important role in whether or not people choose to stay in Wasco, or seek jobs and housing elsewhere.

"Population by Age"

	1970		1980		1986		1990		2000	
	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>
Under 5 Years	770	9.3%	1,071	11.1%	1,476	13.3%	1,329	11.4%	1,196	9.2%
5 to 9 Years	958	11.6%	861	9.0%	1,123	10.2%	1,309	11.2%	1,184	9.1%
10 to 14 Years	972	11.7%	847	8.8%	883	8.0%	1,065	9.1%	1,307	10.1%
15 to 19 Years	980	11.8%	1,008	10.5%	858	7.8%	1,165	10.0%	1,353	10.4%
20 to 24 Years	544	6.6%	935	9.7%	949	8.6%	766	6.6%	999	7.7%
25 to 34 Years	887	10.7%	1,443	15.0%	1,751	15.8%	1,755	15.0%	1,454	11.2%
35 to 44 Years	929	11.2%	901	9.4%	1,189	10.7%	1,351	11.6%	1,678	12.9%
45 to 54 Years	905	10.9%	929	9.7%	967	8.7%	1,036	8.9%	1,600	12.3%
55 to 64 Years	677	8.2%	782	8.1%	855	7.7%	786	6.7%	894	6.9%
65 to 74 Years	432	5.2%	539	5.6%	625	5.7%	677	5.8%	688	5.3%
75 Years and Over	236	2.8%	297	3.1%	383	3.5%	431	3.7%	604	4.7%
Totals	8,269	100.0%	9,613	100.0%	1,348	100.0%	12,200	100.0%	13,300	100.0%
Median Age			26							

Source: U.S. Census Bureau

Projections are based on Kern County Trends from California State Department of Finance

Finance: October, 1983

--Race--

In 1980, the City of Wasco was predominantly comprised of a white population. This fact remains so today, however, such indications of race have a strong margin of error. A better way to look at race would be in conjunction with ethnicity. The 1980 census data shows that 48.05% of Wasco's population was of Spanish origin in contrast to 44.03% non-Spanish white in origin. Data extrapolated to 1990 suggests that nearly 53% of Wasco's population will be of Hispanic origin in contrast to 39% of non-Spanish whites.

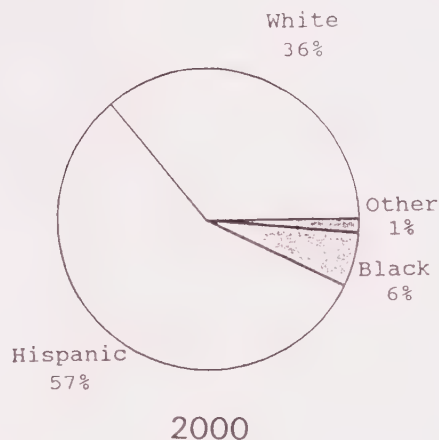
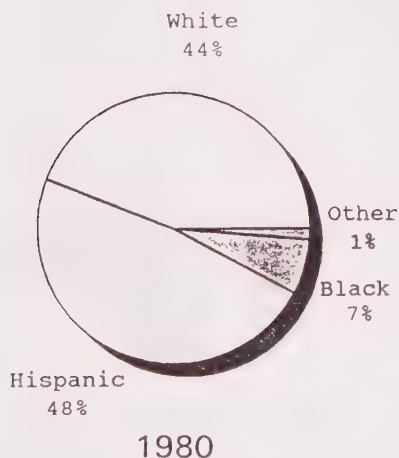
"Ethnic by Spanish Origin"

	1980		1990	
	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>
Spanish Origin	4,619	48.05	6,461	52.96
Non-Spanish White	4,233	44.03	4,811	39.43
Non-Spanish Black	632	6.57	755	6.19
Non-Spanish Other	129	1.34	173	1.42
Total	9,613	100.0	12,200	100.0

Source: U.S. Census Bureau

Projections by Kern Council of Governments, July 1986; Cal. Dept. of Finance, Nov. 1985

"Ethnic Population"



Source: U.S. Census Bureau

Projections by Kern Council of Governments, July 1986; Cal. Dept. of Finance, Nov. 1985

Race is expected to remain proportionally the same as it has through the 1980s. Although the number of Hispanics is expected to increase substantially through natural birth rates and immigration, the white population is also expected to increase due to in-migration and increasing employment opportunities.

--Education--

In 1980, 41.5 percent of all Wasconians were High School graduates. This rate had increased from 36.8% just one decade before. The percent of college graduates has also risen. With the current economic expansion and diversification the city of Wasco is undertaking, the average educational attainment level is expected to rise significantly. Also, the California State Department of Education ranks the Wasco Union High School as having the third lowest drop-out rate for high school students in all of Kern County. Of those students expected to graduate with the class of 1988; 14.9% did not (85.1% of WUHS students graduated). Since income and education are positively and significantly correlated, it is projected that the average income of City residents will continue to rise. This will mean that the most critical housing and employment needs for this group of graduates will be in the moderate and above moderate income categories. As more and more employment opportunities are made available in the City of Wasco, some of the housing stock will filter down to the lower income categories and satisfy a portion of the demand.

"Years of School Completed"

	<u>1980</u>
Total Persons 25 Years and Older	4,891
Elementary	
0-4 Years	715
5-7 Years	780
8 Years	537
High School	
1-3 Years	829
4 Years	1,059
% High School Graduates	41.5%
College	
1-3 Years	588
4 + Years	383
% College Graduates	7.8%

"School Enrollment"

	<u>1980</u>
Elementary	1,657
High School	611
College	299

Source: U.S. Census Bureau

*Completion of four or more years does not necessarily indicate graduation.

--Sex--

In 1980, there were approximately the same number of males and females living in the City of Wasco. These numbers are expected to increase, but their proportions are expected to remain the same. It was originally projected in 1986 that the proportion of females to males would drop slightly. This could be explained by an increasing agricultural work force made up mostly of men. Statistical projections, however, should be somewhat modified due to the recent influx of service sector and related jobs in the community.

"Total Population and Population by Sex"

	<u>1980</u>	<u>1986</u>	<u>1990</u>
Total Population	9,613	11,348	12,200
Population by Sex			
Male	4,772	5,695	6,140
Female	4,841	5,653	6,060
Percent Female	50.4%	49.8%	49.7%

Based on U.S. Census Bureau Data

Projections are from Kern County Planning Department: May 1986

Source: Kern Council of Governments, May 1986.

EMPLOYMENT

In 1980, the total number of persons 16 years and older was 6,659. Out of this sum; 4,141 persons were in the labor force while 3,498 were actually employed. This meant that 643 Wasconians were unemployed or 15.5% of the total work force. In 1986, 22.8% of Wascos population was estimated to be unemployed. According to the City of Wasco's Employment Development Department, April 1991 had an unemployment rate of 24.4%.

"Employment"

	<u>1980</u>	<u>1990</u>
Total Persons 16 Years & Over	6,659	7,360
Total Labor Force	4,141	5,378
Total Civilian Labor Force	4,141	5,378
Employed Persons	3,948	4,150
Unemployed Persons	643	1,228
Percent Unemployed	15.5%	22.8%

Source: U.S. Census Bureau

California State Employment Development Department: August 1986

These unemployment figures are unusually high due to the predominantly seasonal work force employed in the agricultural sector of the economy. Summer unemployment rates often go below 15%. The increased diversification of the City's economy should relieve some of the unemployment problem in the city, but most of the new jobs being created rely on skilled or semi-skilled workers. Some new industry will inevitably bring the much needed labor type jobs to the community.

Although the unemployment rates in the City of Wasco are high due to the agricultural backbone of the community, household sizes are large and often have two or more workers in a family, and occasionally more than one family sharing a dwelling unit. In 1980, one out of every two jobs in the city of Wasco was related to agriculture. Currently, the largest sector of employment is in the administrative/services sector closely followed by the agriculture sector. It is estimated that the manufacturing/industrial and the service/distribution sectors of the economy will be among the fastest growing during the 1990s. Construction will also benefit from increased growth and business activity, however, construction tends to be a "temporary" industry, and not a permanent reflection of the city's economic or employment well-being.

"Employment by Industry
Census Data Analysis"

	<u>1980</u>
All Industries	3,552
Agriculture	1,397
Non-Agriculture	2,155
Mining	155
Construction	190
Manufacturing (non-durable)	54
Transpo. & Public Utilities	126
Wholesale Trade	123
Retail Trade	495
Finance, Ins., & Real Estate	40
Professional Services	488
Public Administration	82
Other	171

Source: U.S. Census Bureau

"Major Employers in Wasco"

<u>Name Of Company</u>	<u>Employment</u>	<u>Products</u>
A.C Poettgen & Son	20	Fabricating & Welding
Bear Creek Production Co.	350(1650)	Nursery Crops
Belridge Packing Co.	105	Vegetable Processing
Sandoz/Zoecon	75	Insecticides
Savage Coal Service Corp.	25	Coal Transfer
Shafter-Wasco Ginning	25	Farming/Ginning/Almonds
Wasco Concrete & Pipe	25	Concrete Pipe & Redi Mix
Non-Manufacturing Employment		
Barker Square	88	Shopping Center
H.M. Holloway Inc.	24	Gypsum Mining
Mid Valley Electric	11	Motor Rebuilding
Peters Companies Inc.	50(150)	Agri & petrol products
Semitropic Water Storage	29	Agri-water distribution
Shafter-Wasco Irr. Dist.	10	Agri-water distribution
Government		
State Prison at Wasco	881-1258	
City of Wasco	37	
County of Kern	49	
State E.D.D.	12	
U.S.D.A. Exper. Station	32	
Wasco Housing Authority	7	
Wasco Union Elementary	197	
Wasco Union High School	104	

Source: Wasco Chamber of Commerce, 1990
(figures in brackets denote part time employment)

By ensuring a diverse economy and encouraging a variety of businesses and pay scales; different dwelling types and amenities will become necessary. A balance of housing type according to need will be updated yearly (especially after significant change has occurred), and made available to developers and the general public. This will help direct new construction to satisfy the actual need.

IV HOUSING PROFILE

HOUSEHOLDS

The total number of households in the City of Wasco during 1980 was 3,001, with an average of 3.20 persons per household. This number was expected to increase to 3.23 persons per household by 1990, and the city was expected to have a total of 3,775 households. The actual number of households in the City of Wasco in 1990 fell short of these original projections by 308 households. In January 1990, the Department of Finance estimated that there were 3,467 households in the City of Wasco. This meant that the average household size had grown from 3.20 in 1980, to 3.58 in 1991. Since the average household size is on the increase, there is a possibility that the incidence of overcrowding is also on the increase. Overcrowding and growth in household size could also be attributed to the lack of available and/or affordable housing in each of the income groups. A strong effort must be made by the city to assure that at least the minimum housing quota (as set forth by the County Housing Allocation Plan) is met. Methodologies will be discussed in the low and moderate income housing proposal.

"Persons in Households and Families"

	1970	1980	**1986	1990	2000
TOTAL POPULATION	8,629	9,613	11,348	12,200	13,300
HOUSEHOLDS					
Total Persons in Households	8,217	9,613	11,348	12,194	13,285
*Institutionalized Persons	52	0	0	6	15
Total Number Of Households	2,389	3,001	3,568	3,775	4,244
Male Headed Households		2,371	2,809	2,964	3,312
Female Headed Households		630	759	811	932
Elderly (65 +) Headed Households	240	753	936	1,056	1,209
***Persons per Household	3.44	3.20	3.18	3.23	3.13
FAMILIES					
Total Persons in Families		8,867	10,026	10,774	11,738
Total Number of Families	1,945	2,416	2,704	2,861	3,216
Persons per Family		3.67	3.71	3.77	3.65

Source: U.S. Census Bureau

* 1980 Census Data defines institutionalized persons, such as prison inmates or persons in group quarters, as individual, not in households

** California State Department of Finance: Jan. 1986

*** California State Department of Finance: August, 1984

CITY INCOME CHARACTERISTICS

Median household income for the City of Wasco in 1980 was \$13,635 compared with \$16,358 for Kern County. In 1986, the Department of Finance estimated the median household income in Wasco to be \$19,708, and the median family income at \$21,253. Projections in the Housing and Urban Development Report, November 1985 indicate that by 1990, the city of Wasco's median household income would be \$23,054. It is also estimated that 12.8% of Wasco's families would be below the poverty level, and the total number of persons in the poverty category is believed to be at 13.3% of the population.

"Poverty Status"

	<u>1970</u>		<u>1980</u>		<u>1986</u>		<u>1990</u>	
	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>
Total Persons Below Poverty Level	1,948	23.6%	1,297	13.5%	1,519	13.4%	1,624	13.3%
Groups								
Families	376	19.3%	313	13.0	347	12.8%	366	12.8%
Unrelated Individuals	162		105					
Elderly (65 Years +)			87	10.4				

Source: U.S. Census Bureau

As diversification from the city's predominantly agricultural based economy continues, the median household income will continue to rise. In conjunction with developing a specific plan to meet the city's low and moderate income family housing needs, the city will continue to develop a good business climate, thus, encouraging additional jobs, diversity and development. This will add local employment opportunities and one goal is to eliminate at least some of the city's poverty through providing better employment opportunities.

"Growth in Income Levels 1980-1986-1990"

	<u>1970</u>	<u>1980</u>	<u>1986</u>	<u>1990</u>
Household Income				
Median	\$ 6,474	\$13,635	\$19,708	\$23,054
Mean	\$ 7,694	\$18,491	-	-
Family Income				
Median	\$ 7,783	\$14,704	\$21,253	\$24,862
Mean	\$ 8,672	\$20,581	-	-
Unrelated Individual Income				
Median	\$ 2,483	\$5,750	\$8,311	\$9,722
Mean	\$ 3,399	\$8,450	-	-
Per Capita Income	\$ 2,264	\$5,812	-	-

Source: U.S. Census Bureau

Projections by Housing and Urban Development Report, Nov. 1985

HOUSEHOLD INCOME DISTRIBUTION

"Household Income Distribution"

	<u>1970</u>		<u>1980</u>	
	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>
Annual Income				
Less than \$5,000	773	32.3	465	15.3
\$5,000-\$7,499	405	16.9	279	9.2
\$7,500-\$9,999	423	17.7	232	7.6
\$10,000-\$14,999	499	20.9	769	25.3
\$15,000-\$19,999	140	5.9	383	12.6
\$20,000-\$24,999	71	3.0	335	11.0
\$25,000-\$34,999	52	2.2	282	9.3
\$35,000-\$49,999	27	1.1	142	4.7
\$50,000 or More	0	0.0	152	5.0

Source: U.S. Census Bureau

The State Department of Housing and Community Development has provided estimates of household income distribution. The following definitions are those contained in state law and implemented by the Department of Housing and Urban Development (HUD), and by the State Department of Housing and Community development (HCD):

Very Low Income - - The income limit for a four person household is an income not to exceed 50% of the actual median family income of the metropolitan area or non-metropolitan county; i.e, less than 50% of the median family income of the county.

Other Low Income - - Income above the "very low income" limits but not exceeding the following: In metropolitan areas the income limit for a four person household is income not exceeding the higher of 80% of median family income of the metropolitan area; in non-metropolitan areas, the income of a four person household is income not exceeding the higher of 80% of median family income of the county; i.e. between 50% and 80% of the median family income of the county.

Moderate Income - - Income above the "other low income" limits but not exceeding 120% of the median family income used to compute the "other low income" limits. Income limits for other household sizes are calculated using the same household size adjustment factors as were used for "other low income" households. This income level is between 80% and 120% of the median family income of the county.

Above Moderate income - - Income above 120% of the median family income for the county.

According to the U.S. Census Bureau, the median family income in 1980 was \$14,704. The estimated number of households distributed by income groups for 1985 was as follows:

**"Household Income Characteristics
City of Wasco"**

<u>Income Group</u>	1985		1990		1996	
	#	%	#	%	#	%
Very Low	754	22	832	27	904	22.24
		> 51%		> 48%		> 50.63%
Other Low	995	29	1,097	21	1,154	28.39
Moderate	990	29	1,092	21	1,150	28.29
		> 29%		> 52%		> 48.37
<u>Above Moderate</u>	<u>700</u>	<u>20</u>	<u>772</u>	<u>31</u>	<u>1,150</u>	<u>20.08</u>
Total	3,439	100.00	3,467	100.00	4,065	99.00

**"Household Income Characteristics
County of Kern"**

<u>Income Group</u>	1985		1990		1996	
	#	%	#	%	#	%
Very Low	40,550	25	45,444	25	53,750	25
		> 43%		> 42%		> 42%
Other Low	29,196	18	30,902	17	36,550	17
Moderate	35,684	22	36,356	20	43,000	20
		> 57%		> 58%		> 58%
<u>Above Moderate</u>	<u>56,770</u>	<u>35</u>	<u>69,075</u>	<u>38</u>	<u>81,700</u>	<u>38</u>
Total	162,200	100	181,777	100	215,000	100

Source: Regional Housing Allocation Plan 1984, 1990

According to the Regional Housing Allocation Plan, over fifty percent of Wasco's housing stock will be considered low income by the year 1996. In contrast, Kern County as a whole will have only 42% of the total housing stock as low income. Since 42% of the people in Wasco were considered to be paying over 25% of their income toward rent (which would be considered overpayment of rent); the new correctional facility and incidental businesses have increased the average household incomes; and the City of Wasco already houses one of the largest low income populations in the county; the City expects that the greatest need will be in the moderate and above moderate income categories. The City will strive to meet the goals set forth in the Regional Housing Allocation Plan for 1996, but the greatest emphasis will be where the critical need is - - moderate and above moderate income rental and owner occupied dwelling units.

RENTER VS OWNER OCCUPIED HOUSING

In 1980, the majority of persons occupying housing and earning less than \$10,000 per year paid at least 35% of their income toward rent. Also, the majority of people in this income category tend to rent their homes. Often times, low income occupants feel "trapped" in their living conditions and circumstances because of the relatively high cost of housing in comparison to what benefits or necessities they receive. Also, if a low/moderate income renter is paying 30 or 35 percent of his/her income toward housing, there is not much left over to save for a down-payment and become a home owner. For this reason, the City of Wasco encourages a diverse and growing economy. The Wasco Housing Authority and the Redevelopment Agency provide much needed very low income housing and housing rehabilitation.

In contrast to these figures, no persons earning more than \$20,000 per year paid more than 25% of their annual income toward rent. This is partially due to the lack of rental units in the high income categories, and that home ownership is a feasible alternative. In 1980, 58.2% of the total number of housing units in the City of Wasco were owner occupied. In 1986, the State Department of Finance estimated that this number had increased to 60.8%. This trend has probably continued to 1990 because the number of single family residences which are predominantly owner occupied has greatly increased, while the number of multi-family dwelling units has not greatly increased. Projections made in 1986 state that approximately 62.5% of the housing units in the city are owner occupied.

"Renter Occupied Housing Units by Household Income
and Gross Rent as Percentage of Income (1979)"

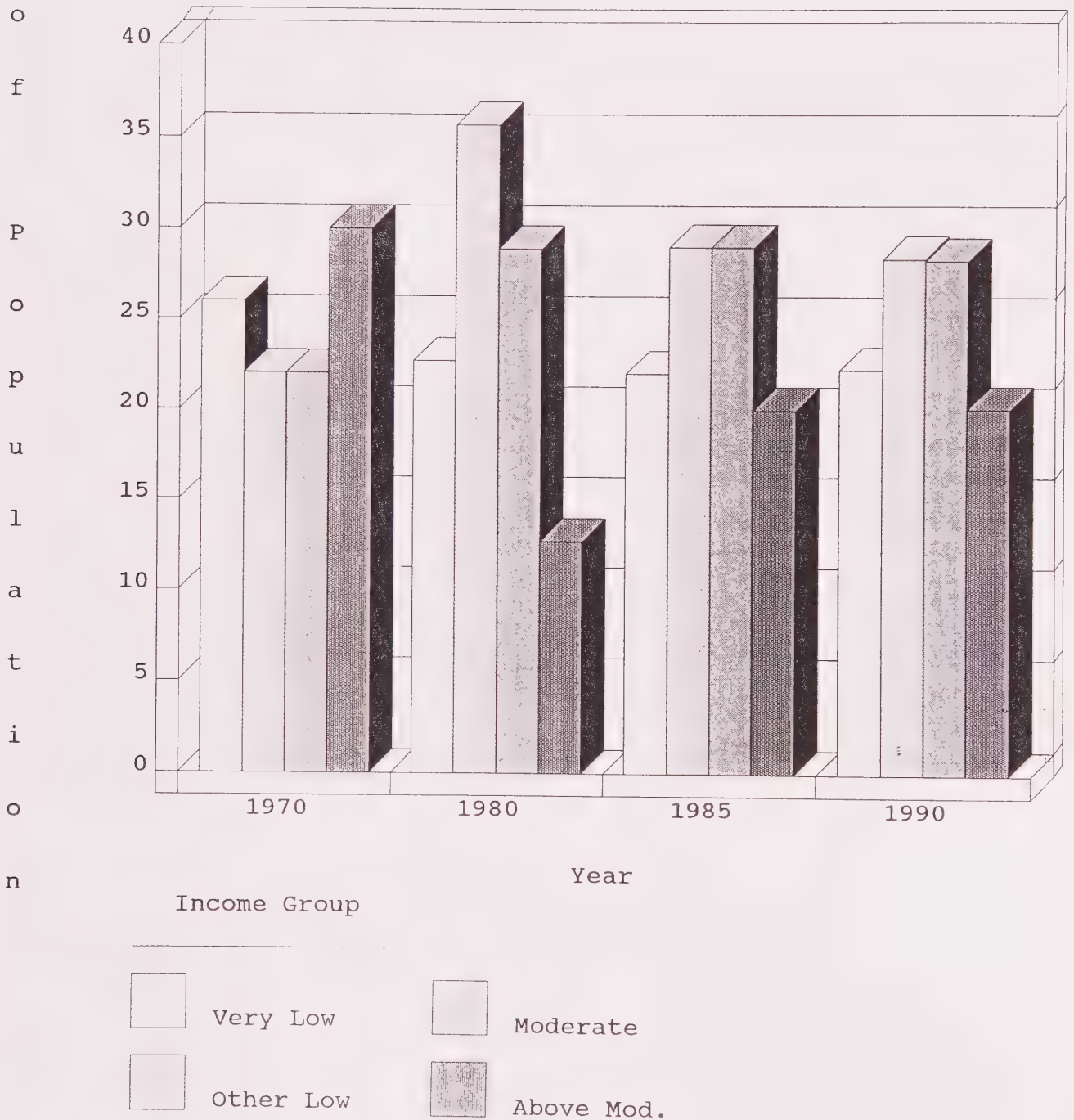
	less Than 20%	20-24%	25-34%	More Than 35%	N/A
<u>Gross Income</u>					
Less Than \$5,000	0	0	35	224	46
\$5,000-\$9,999	68	6	87	39	6
\$10,000-\$14,999	238	79	89	16	5
\$15,000-\$19,999	105	3	4	0	0
<u>More Than \$20,000</u>	<u>115</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>5</u>
Total	526	92	215	279	62

Source: U.S. Census Bureau

"Change in Income, 1970-1990"

%

City of Wasco



Source: U.S. Census Bureau, 1990

V HOUSING NEEDS

HOUSING TYPE

According to the 1990 Pre-Census data and City of Wasco Building Permit Records; 60% of Wasco's total housing stock is detached, single family residential. 24% of the city's housing is apartment or multi-family, and 3% is mobile home. The remaining balance of the city's housing stock consists of duplex or other single family attached units. As one out of every three people in the city of Wasco rent their dwelling unit, the proportions of types of housing seem adequate, but the quantity should be expanded by 1996.

New and innovative housing types are encouraged by the city of Wasco, and the 1991-1996 Element will set goals in these categories as well as within the traditional categories (single family, multi-... etc.). While the cost of real property is rising, real incomes are falling behind. This means that housing is becoming less affordable for a greater number of people. Alternative housing types could provide a vehicle to home-ownership for many people during implementation of the 1991-1996 Housing Element.

"Housing Type Estimate, January 1986"

	<u>1970</u>	<u>1980</u>	<u>1986</u>	<u>1990</u>	<u>2000</u>
Total Housing Units	2,480	3,164	3,705	3,920	4,407
Total Year Round Housing Units	2,467	3,164	3,705	3,920	4,407
Occupied Year Round Housing	2,389	3,001	3,568	3,775	4,244
Owner Occupied	1,296	1,746	2,169	2,359	2,835
% Owner Occupied	54.2%	58.2%	60.8%	62.5%	66.8%
Renter Occupied	1,095	1,255	1,399	1,416	1,409
Vacant Year Round Housing Units	76	163	137	145	163
Vacancy Rate	3.1%	5.2%	3.7%	3.7%	3.7%
Units in Structure					
Single Family Dwelling	2,138	2,451	2,759	2,827	3,076
Two to Four Units	105	369	412	483	585
Five or More Units	204	243	427	481	583
Mobile Homes	20	101	107	129	163

Source: U.S. Census Bureau
Projections by State Department of Finance: Jan. 1986

"Housing Types as of January 1990"

		SINGLE FAMILY		MULTI FAMILY		Mobile		Percent	Persons per
	<u>Total</u>	<u>Detached</u>	<u>Attached</u>	<u>2 to 4</u>	<u>5 Plus</u>	<u>Homes</u>	<u>Occupied</u>	<u>Vacant</u>	<u>Household</u>
1990	12,412	3,597	171	406	467	118	3,452	4.02	3.58
1989	11,390	2,100	171	406	467	116	3,427	4.61	3.18
1988	11,146	2,148	171	406	423	106	3,423	4.65	3.18

Source: Wasco Building Permit Records and
U.S. Census Bureau, 1990

The type of housing a family lives in is strongly related to income. The underlying emphasis in the low and moderate income housing programs is to create as many opportunities for home ownership in the City as possible. Moderate and above moderate income groups will be provided housing if the demand is there and if financing is available. Renter occupied units, on the other hand, tend to be a long term commitment for the investor to earn a return, tend to have higher maintenance costs than owner occupied units, and can be a high investment risk. It can be difficult to get financing for such projects.

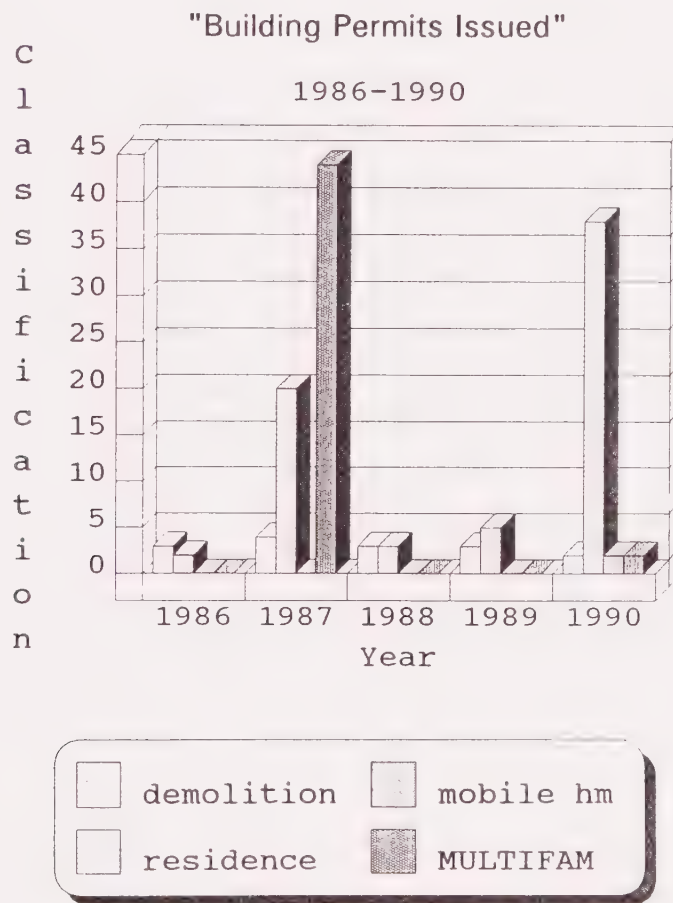
In order for the City of Wasco to facilitate construction of owner and renter occupied multi-family units, the City is studying the possibility of decreasing the connection and permit fees for multi-family units. A decision regarding this matter will be made by the end of 1991. It is hoped that a decrease in fees will attract developers to create a supply of the much needed multi-family units.

Many people either can not afford to own a dwelling unit, or do not wish to; and opt for a quality rental community. With the introduction of the new State prison in Wasco, many more moderate to above moderate income rental units will need to be added to the City's current supply by 1996. Currently, the State Prison has approximately 500 employees, and is about one third of its' inmate capacity. It is expected that between 1,281 and 1,500 full time workers will be employed at the prison when it is full. Consequently, those employees can either be attracted to the Wasco housing market, or commute from nearby communities.

Since there is currently a shortage of housing in the City, the crisis will only be exasperated when another influx of employees arrive. The City must not only accommodate the immediate need, but must also work toward providing future housing needs such as the tenants in the new industrial park. Developers must be aware that the City not only needs additional multi-family units, but it needs diversity in the types, styles, sizes, costs and amenities found in such developments. Several programs have been developed to facilitate development of this type of unit including Marks-Roos and the new State Density Bonus Law.

BUILDING PERMIT HISTORY

The City of Wasco had a surge in building permits from 1979 to 1983. During this five year period, over 600 dwelling units were constructed in the city limits; only slightly less than the total number of permits issued for the entire 1980s. Building permit history graphs indicate that there are several years where construction peaked; followed by a sharp drop (or valley) when not as many building permits were issued. The precipitous increases and decreases in the number of building permits issued suggests that the trade is reactionary to current (and short term) situations.

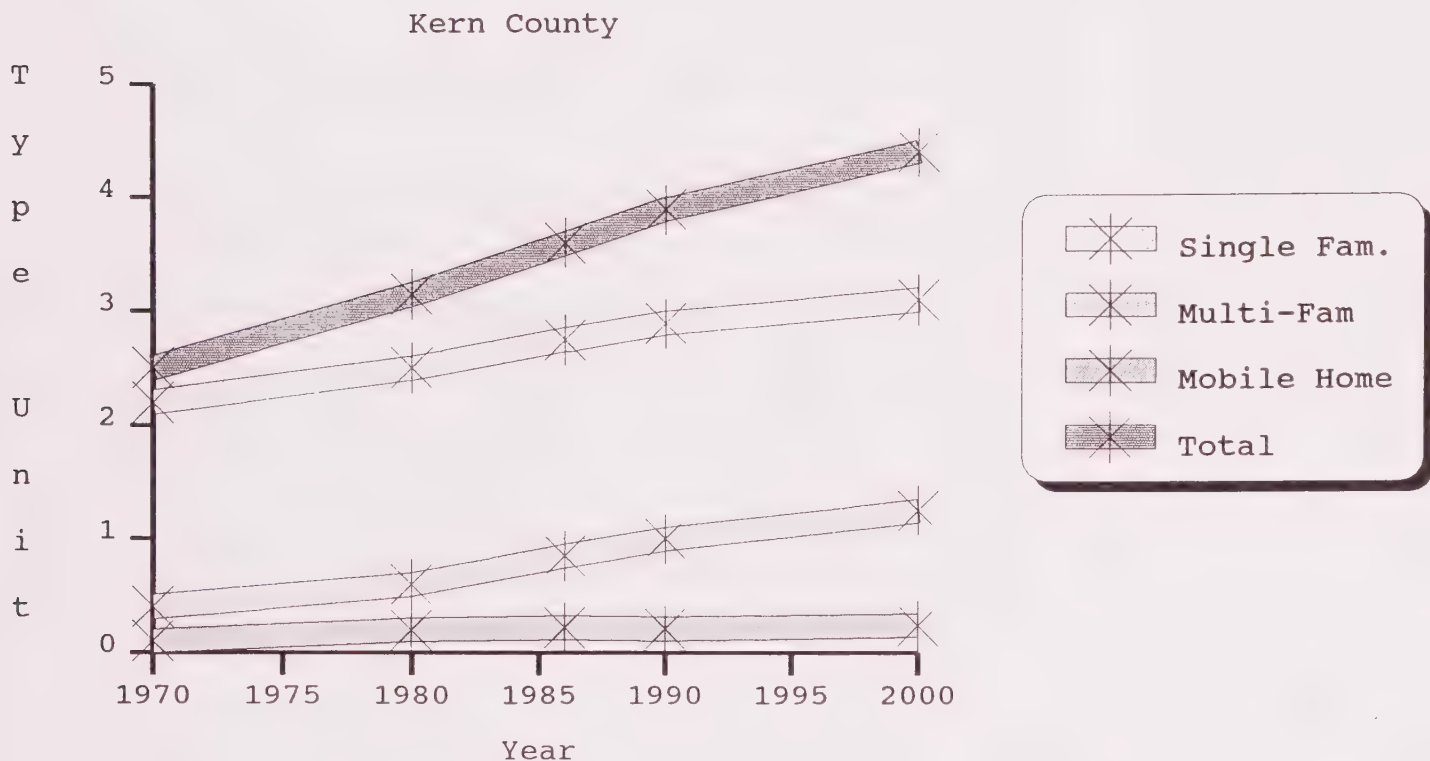


Source: City of Wasco Building Permit Records

The charts also suggest that construction of units other than single family residences is virtually non-existent in the City of Wasco. The most notable exception was in 1987 when 44 multi-family units were built, however, these units were strictly for the elderly and handicapped. Consequently, there is a strong demand for multi-family residential units; and the need is compounded daily with the high annual growth rate.

The 1991-1996 Housing Element should promote those goals and policies that would help "flatten out" the sharp increases/decreases in building permit activity so that there is constant, manageable growth, with decreases in construction activity being less severe. The primary goal related to this topic is to revitalize the multi-family (and alternative form housing) market by 1996.

"Year Round Housing Units"



Source: Kern Data 1988

HOUSING AFFORDABILITY INVENTORY OF LOW INCOME RENTAL UNITS

The City of Wasco currently has 102 Section 8 low income rental units that receive rent subsidies. Wasco Arms, the larger of the two complexes, has 78 units and the earliest date of subsidy termination is March 22, 2003. Wasco Park apartments have 24 units, and subsidies will terminate on June 8, 2003. Thus, the rent subsidies for these complexes continue well beyond the focus of this Housing Element.

Other projects in the city of wasco for low income families include the Poso Manor apartments (financed construction of 64 units of low income housing with FmHA), and the City of Wasco Housing Authority apartments with 25 low income units, and 198 units strictly for farm workers (also considered low income). In total, at least 325 multi-family units in the City of Wasco are very low income or rent subsidized (which is nearly ten percent of the City's total housing stock).

MODERATE AND ABOVE MODERATE INCOME HOUSING

Moderate and above moderate income housing needs are most often provided by the private sector. Moderate income housing is inverse to many of the problems in lower income groups, and group members often find it difficult to locate acceptable housing styles, amenities or types to suit their wants and needs. These groups of families may often decide to "buy-down" after they become retired or their children have grown.

Neighborhoods with smaller homes may be an unsuitable solution to a moderate/ above moderate income family, and Wasco has a lack of condominiums and apartments in this range. Approximately 52% of the needed housing units between 1991 and 1996 will be in this income group. The majority of these people will own their homes, however, some will choose to rent. Consequently, a choice and variety of type must be available in the City, or these moderate/above moderate income families that choose to rent will possibly choose other near-by communities from which to commute. Variety, quality and affordability are key to satisfying the needs of the members of this group.

HOUSING COST

The average new single family detached three bedroom/two bath, 6,000 square foot lot home in the city of Wasco begins around \$80,000. Based on 1980 data (approximated by the Construction Industry Research Board) the major cost components of a new single family home are as follows:

"Cost of a New Single Family Home"

		Percent <u>Distribution</u>	% Change <u>1970-1980</u>
Improved Land	\$26,700	27.8	304.5
Labor	\$14,850	15.5	126.4
Materials	\$25,920	27.0	135.3
Financing (interim)	\$11,530	12.0	465.2
Overhead & Profit	\$12,200	12.7	223.6
<u>Other</u>	<u>\$ 4,800</u>	<u>5.0</u>	<u>240.4</u>
Total	\$96,000	100.0	205.7

Based on the above information, and assuming the percent distribution has remained the same since 1980; the 1991-1996 Housing Element will include several programs to lower the overall cost of constructing homes in the city. An example of this would be the use of cluster, zero lot line and other higher density residential uses to lower per unit and lowered infrastructure costs in the improved land category.

Because of the high cost of constructing multi-family housing, the long period of time it takes to earn a return and ongoing maintenance cost associated with this type of investment; many local developers have expressed more interest in filling the "affordable single family unit" niche of the market. Similar single family versus multi family units are illustrated in the following chart:

"Cost of New Single Family vs Multi Family"

	<u>Single Family</u>	<u>Multi Family</u>
Land Cost/unit	\$23,000	\$ 5,500
<u>Cost per 1000/SF Unit</u>	<u>\$45,000</u>	<u>\$40,000</u>
Total	\$68,000	\$45,500

The City shall discover new means to encourage multi family development such as lower connection fees, taking advantage of density bonuses and Marks-Roos Bond Pool. Nevertheless, most obstacles to providing affordable multi family housing (especially rental units) have been imposed by State and Federal Governments. Several reasons for the relatively high construction cost of multi family housing are:

1. Long term investment/return
2. Poor lending practices by banks and savings and loans in the past decade have led to tighter lending, and less money available for such projects.
3. New and costly fees and restrictions imposed by state government agencies.
4. Less money in federal grant programs/more competition for funding.

HOUSING QUALITY/AGE

Approximately one third of Wasco's housing supply has been built since 1970. Most of this housing was in the moderate and above moderate income ranges, however, several apartment complexes including a 44 unit housing complex for the elderly and 102 HUD Section 8 units were constructed during the past twenty years. As the City's population grows, new housing stock will be added, and the type of housing stock that should be supplied will be regulated by the 1991 Housing Element.

It must also be recognized that the older housing stock must be preserved. This stock of housing is most likely to be in need of rehabilitation, and could provide many homes to lower income groups at affordable prices. Several programs will be implemented between 1991 and 1996 to facilitate the preservation of the City's older housing stock.

"Housing Age"

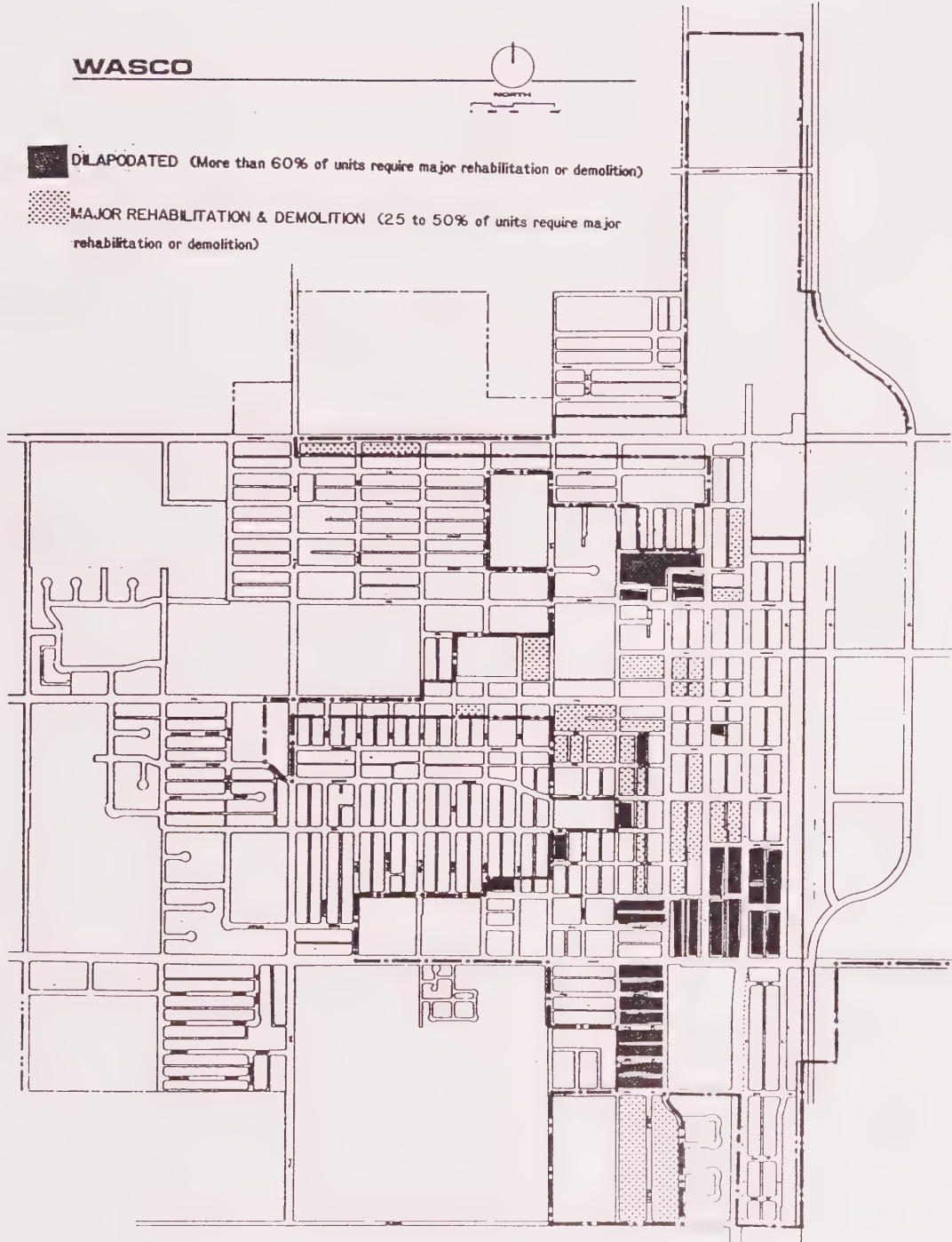
<u>Constructed</u>	<u>#</u>	<u>%</u>
Pre 1940	533	14.82
1940-1949	569	15.82
1950-1959	680	18.90
1960-1969	613	17.04
1970-1979	769	21.38
<u>1980-1989</u>	<u>433</u>	<u>12.04</u>
TOTAL	3,597	100.00

Source: Building Condition Survey/Building Permit Records

EXISTING HOUSING CONDITIONS

According to the City of Wasco's most recent Housing Survey in March of 1991, approximately fifteen percent of the City's housing stock needs major rehabilitation in at least one category, while 2.2% of this total should be demolished and replaced. The following map indicates areas where there are substantial numbers of substandard and deteriorating dwelling units, and where there are substantial environmental problems:

Existing Housing Conditions



OVERCROWDING/LARGE FAMILIES

In 1980, approximately 18% or 625 dwelling units in the City of Wasco had over 1.01 persons per room. If this figure is compared with 9% of all dwelling units in the county; there is obviously an overcrowding situation. According to a City of Wasco land use study, most of the incidence of illegal dwelling units in the city consist of homes with a small number of rooms and a relatively large household occupying them. Demolition and replacement programs, the Wasco Redevelopment Agency, Self Help relocation assistance and other programs discussed in the Five Year Action Plan will aid in the solution to overcrowding.

"Occupancy of Housing in Wasco by Number of Persons per Room"

<u>Persons Per Room</u>	<u>1990 Total</u>	<u>%</u>	<u>Tenure by Owner</u>	<u>%</u>	<u>Tenure by Renter</u>	<u>%</u>
0.50 or less	1,292	37.2	905	48.2	387	24.2
0.51 to 1.00	1,223	35.2	668	35.6	555	34.8
1.01 to 1.50	424	12.2	153	08.2	271	17.0
1.51 to 2.00	287	08.3	96	05.1	191	12.0
<u>2.01 or more</u>	<u>245</u>	<u>07.1</u>	<u>55</u>	<u>02.9</u>	<u>190</u>	<u>12.0</u>
Total	3,471	100.0	1,877	100.0	1,594	100.0

"Tenure by Unit"

<u>Persons Per Unit</u>	<u>Owner Occupied</u>	<u>%</u>	<u>Renter Occupied</u>	<u>%</u>
1 Person	275	14.65	214	13.43
2 Persons	530	28.24	263	16.50
3 Persons	256	13.64	275	17.25
4 Persons	316	16.84	325	20.39
5 Persons	242	12.89	222	13.93
6 Persons	122	06.50	157	09.85
<u>7 or more</u>	<u>136</u>	<u>07.25</u>	<u>138</u>	<u>08.66</u>
Total	1,877	100.01	1,594	100.01

Average number of persons per unit:

<u>Owner Occupied</u>	<u>Renter Occupied</u>
3.40	3.77

Source: U.S. Census Bureau (1980)(1990)

In Wasco, many of the larger households are also lower income households.

In Wasco, many of the larger households are also lower income households. Therefore, larger three and four bedroom dwelling units are needed in the lower income range. It is probable that the size of the unit will not change due to economic reasons, but it is likely that the units will have a larger number of smaller rooms. This will satisfy the lower income groups need for personal space and privacy within ones own dwelling unit, and only marginally increase the cost.

In order to partially mitigate the number of overcrowded households, the City will aggressively pursue several programs designed to provide more housing for the lower income categories, encouraging more rental units to be built, and more three and four bedroom rental units. Several different programs could be used to further the provision of larger units in lower income housing including development bonuses. These programs will be discussed in the Five Year Action Plan.

SPECIAL NEEDS

FEMALE HEAD OF HOUSEHOLD

As the City of Wasco grows, the number of households will inevitably increase. Consequently, the number of female head-of-households will increase as well. In 1980, there were 759 female head-of-household families in the City; or approximately one out of four families. According to the Department of Finance projections, this number will inevitably grow larger, although the proportion of female head-of-households will remain proportionate to the rest of the household population. This group of households has special housing needs and often falls in the lower income categories (especially with the high cost of day care). With the single head of households' time at a premium - - especially when raising children - - home maintenance often suffers. Smart alternative housing forms shall be encouraged in the low and moderate income housing section of the Five Year Action Plan for the City of Wasco. This should alleviate many of the special housing needs within this category.

Special needs for this group of people range from the provision of affordable, low maintenance housing to close proximity to school and day care facilities. Special needs of this group can be satisfied through similar housing provisions to those of the elderly.

It is expected that the number of female head of household families will grow by the year 1996. If the proportion remains the same (at 21%), the City can expect nearly 1,000 female head of households by this date. The type of dwelling unit, number of persons per room, housing condition and many other factors depend upon the financial condition of the female head of household. Substandard living conditions are most often a symptom caused by inadequate financial resources. The City will continue to diversify its economy and provide an increased number of quality jobs throughout the 1990s. The City will also continue to assist the Redevelopment Agency in its efforts to provide low income housing and rehabilitation. The Wasco Housing Authority and other "types" of housing, especially multi-family rentals.

DISABLED PERSONS

In 1980, 2.03% of Wasco's citizens were disabled. Of these 495 disabled people, 355 of them were prevented from working. The Five Year Action Plan for 1991 to 1996 will incorporate the needs of disabled persons in the renter/owner occupied groups.

"Disabled Persons in Wasco"

<u>Type of Disability</u>	<u>1980</u>	<u>1990</u>
Total Population (16-64)	5,287	100.00
Work with Disability	140	2.65
Prevented from Working	355	6.71

"Disabled Persons in Kern County"

<u>Type of Disability</u>	<u>1980</u>	<u>1990</u>
Total Population (16-64)	226,738	100.00
Work with Disability	8,707	3.84
prevented from Working	15,129	6.67

Source: 1980 U.S. Census Bureau

"Types of Disabilities in Kern County"

<u>Type</u>	<u>Number</u>	<u>Percent</u>
Skeletal/Muscular	15,360	42.54
Cardiovascular	4,590	12.71
Respiratory	2,300	6.37
Neurological	2,230	6.28
Mental Retardation	1,980	5.48
Alcohol/Drug Addiction	1,980	5.48
Emotional Problems	1,610	4.46
Digestive	1,050	2.91
Deaf	260	0.72
Blind	130	0.36
Other Conditions	36,110	100.00

Source: State Department of Rehabilitation

Disabled people have special housing needs that must be addressed in this element. Special needs can range from wheelchair ramps to fully equipped handicapped units, proximity to medical facilities to proximity to handicapped parking spaces. In 1980, 2.03% of the City's population was disabled. Similar types of housing can be provided to this group as is being provided to the elderly. The most obvious characteristic of housing for the disabled is the need for wheelchair accessibility. Although not all 2.03% of the City's disabled people will require wheelchair access, the City should ensure that new rental units furnish at least some handi-

capped units, or the capability of converting some units into handicapped units if the need arises. Secondary units will also be an important type of housing to help satisfy the needs of this group of people with special needs.

FARM WORKER HOUSEHOLDS

The number of farm worker households in the City of Wasco depends upon the season. More farm labor households live in the City during Summer months because work is more abundant. Because no recent census data exists for this category, the City assumes the following formula to be true in which 3.54 is the average number of persons per dwelling unit:

$$\# \text{ Units in Farm Labor Housing} = 199 \times 3.54 = 705$$

$$\# \text{ on waiting list for Farm Labor Housing} = 125 \times 3.54 = 442$$

$$\text{Total} = 1,147$$

Plus 10% not living in farm labor

$$\text{housing or on waiting list} = 1,147 \times 0.1 = \text{Total} = 1,162$$

According to the Wasco Chamber of Commerce in their annual 1990 report; there were 1,397 people in the City of Wasco employed in the agricultural sector. This would mean that approximately 135 people in this employment sector are not farm laborers, and either own or operate these farms.

The Wasco Housing Authority is an independent agency that provides most of the affordable housing for farm laborers. The Wasco housing Authority plans to add a considerable amount of farm labor housing within the next five years, although it probably will not fill the entire demand. Nevertheless, once more farm labor housing is built, it will "free-up" many affordable units in the private sector and a natural "trickling effect" will occur. The City hopes that during this period of time, most of the substandard units will be rehabilitated and dilapidated units will be demolished.

HOMELESS

Although there is no evidence of a homeless population in the City of Wasco, the City is prepared if such a case does arise. Many of the City's religious and volunteer organizations have food and clothing drives and regularly donate time to those less fortunate. Since the city does not deal with such issues with great frequency, the cost of operating a homeless shelter in Wasco would outweigh the benefits received. If such a case does arise, local volunteer organizations are notified. In order to provide a service to these few people per year; of which most of them are not citizens of Wasco, but are transient, the City combines its efforts with those programs in Bakersfield; a City which has sufficient people to be able to feasibly provide funding for homeless shelters.

When the City of Wasco has a sufficient homeless population to warrant its expense (personnel and operational) and time, the City will consider taking further action. At the present time, single room occupancy hotels (SRO) and shelters are permitted in several zones throughout the City.

ELDERLY PERSONS

It is expected that Wasco will have an increase in the number, but decrease in the percentage of elderly people living in the City by 1996. Contributing factors to this phenomena include an aging "baby-boom" generation; and a pleasant, attractive climate. Based on the State Department of Finance projections for the years 1990 and 2000, 9.75% of Wasco's population (or 1,950 people) in the year 1996 will be above 65 years of age. Currently, 11.1% of the City's population (or 1,108 persons) are 65 years or older.

Housing needs for the elderly can be satisfied through providing several different types of housing:

1. Secondary cottages or "granny flats";
2. Seniors only apartment and condominium complexes;
3. Market rate apartments;
4. Smaller homes (including buy-downs regulated by market);
and
5. Mobile/manufactured homes.

Specific programs to facilitate construction of such units will be discussed in the Five Year Action Plan.

VI

RESIDENTIAL LAND RESOURCES

LAND USE INVENTORY

Currently, the City of Wasco has 615 acres of land associated with residential land uses. This 615 acres is made up of approximately 3,467 housing units; of various types and conditions as discussed in the sections on Housing Type and Housing Condition. If full buildout at maximum densities occurs within the current City Limits, the City would hold approximately 10,790 housing units on 1,419 acres. A more likely situation would yield between 8,500 and 9,000 dwelling units; for a population roughly twice the existing population of Wasco.

Sufficient land is available at appropriate densities to accommodate the projected need for all income groups. The following charts illustrate General Plan and Zoning Ordinance Densities:

General Plan Designations

Low Density Residential: 1 to 13 units per acre

Medium Density Residential: 14 to 25 units per acre

Zoning Ordinance Densities:

R-1 Low Density Residential Zone:

The purpose of the Low Density Residential zone is to designate areas which will be suitable for the traditional smaller lot, single family homes and compatible uses. The maximum density is limited to seven (7) dwelling units per net acre. Normally, the R-1 district will be characterized by the typical single family subdivision. However, innovative low density projects are allowed in combination with the various combining districts.

R-2 Medium Density Residential Zone:

The purpose of the Medium Density Residential Zone is to designate areas for single family, duplex, and other medium density, multi-family, residential uses. The maximum density allowed is sixteen (16) dwelling units per net acre. While single family homes and duplexes typify this zone, other innovative housing techniques such as clustering, zero lot line developments and condominiums are permitted in conjunction with the Cluster (C-L) District.

R-3 High Density Residential:

The purpose of the High Density Residential Zone is to designate areas appropriate for a variety of medium to high density residential living environments such as apartments, townhouses and condominiums. The maximum allowable density is twenty nine (29) units per net acre. The R-3 Zone may only be applied to those urban areas of the City which have adequate utility, street, and public facilities capacity.

Source: City of Wasco Master Environmental Assessment SCH# 90020477

If the General Plan Designations were built out to capacity: there would be 12,038 Low Density dwelling units, and 5,800 Medium Density Residential for a total of 17,838 units in the City of Wasco.

"Land Use Inventory for the City of Wasco Planning Area (as adopted 1991)"

<u>Residential</u>	<u>Existing Acreage</u>	<u>% Plg. Area</u>	<u>Available Acreage</u>	<u>% Plg. Area</u>
R-1 (Low Density)	500	10.2	454	16.62
R-2 (Med Density)	52	01.0	170	6.22
R-3 (High Density)	63	01.3	200	7.32
<u>M-S/M-P (Med. Dens)</u>	<u>0</u>	<u>00.0</u>	<u>14</u>	<u>0.51</u>
Total	615	12.5	838	30.67
Other				
Commercial	108	02.2	165	6.07
Industrial	136	02.8	508	18.70
Public Facilities	849	17.3	34	1.25
Parks	208	04.2	110	4.05
Rights-of-way	354	07.2	427	15.72
<u>Ag/Vacant</u>	<u>2,637</u>	<u>53.7</u>	<u>669</u>	<u>24.62</u>
Total	4,907	100.0	2,731	100.0

* Including Annexation #25

Source: Final Master Environmental Assessment

"Estimated Dwelling Capacity By Land Use Designation/Zoning"

<u>Zone</u>	<u>Density</u>	<u>Available Acreage</u>	<u>Units Per Acre</u>	<u># Units Possible</u>
R-1	Low	454	04.5	2,043
R-1	Medium	infill	07.0	varies
R-2	Low	150	12.0	1,800
R-2	Medium	20	16.0	320
R-2	Medium	infill	16.0	varies
R-3	Low	120	13.0	1,560
R-3	medium	80	20.0	1,600
M-S/M-P	Medium	14	10.8	152
Total		824		7,475

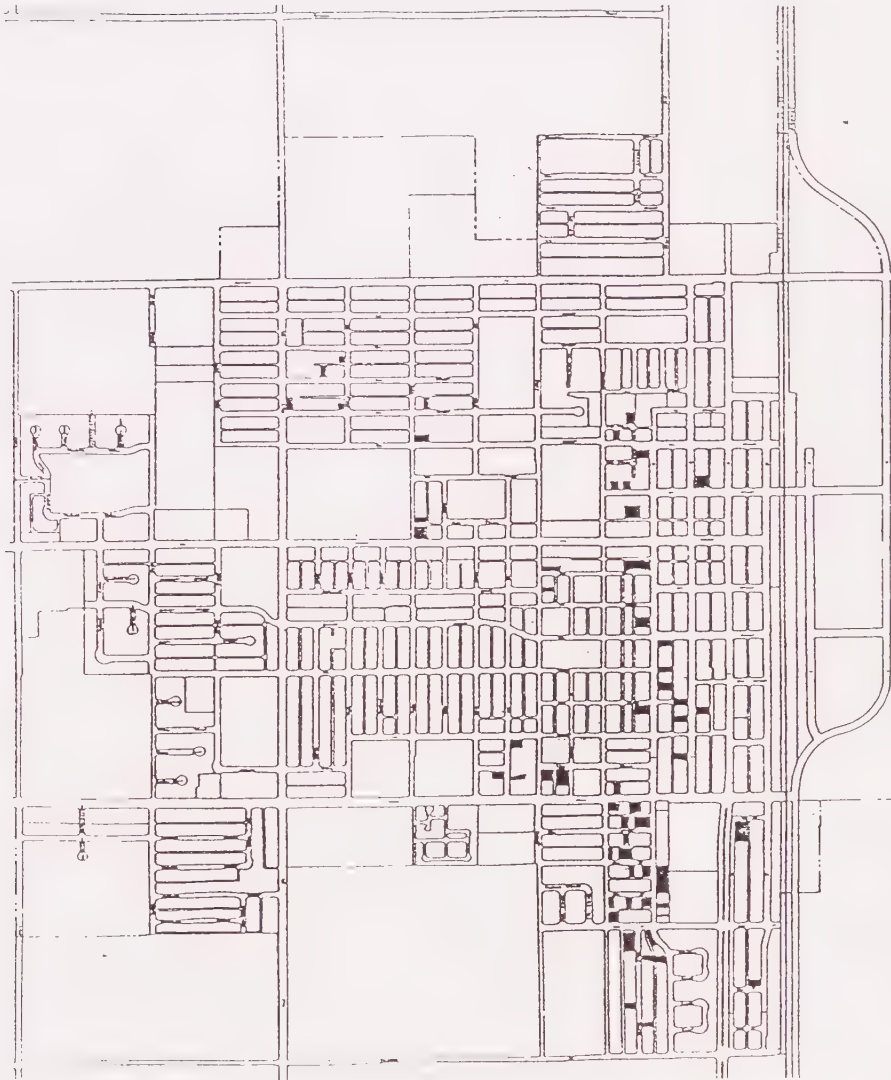
In addition to infill lots, the following acreage has been fully improved (sewer, water, gas, etc):

<u>Zone</u>	<u>Density</u>	<u>Available Acreage</u>	<u>Units Per Acre</u>	<u># Units Possible</u>
R-1	Low	200	04.5	900
R-2	Low	10	12.0	120
R-3	Low	20	13.0	260
<u>R-3</u>	<u>Medium</u>	<u>40</u>	<u>20.0</u>	<u>800</u>
Total		270		2,080

The current distribution pattern of residential uses throughout the City is generally typical of most San Joaquin Valley agricultural communities. Residential development surrounds the City's downtown retail and service core, with the oldest portion of the City's housing stock closest to the downtown, and progressively newer housing emanating outward from the central district to the western perimeter of the community.

Vacant residential properties within the City limits are especially valuable for infill and the provision of low and moderate income housing. It can be less expensive to construct a home on existing parcels due to the existing infrastructure, and incentives created by the City, Redevelopment Agency, and other related agencies. The City promotes infill of low and moderate income housing projects on these sites, along with sites noted on the housing condition map as being dilapidated or beyond repair. The following illustration shows vacant residential sites within the City's Redevelopment Agency, and Appendix A lists these vacant residential lots.

"Vacant Residential Sites
Within The Wasco Redevelopment Agency"



Source: City of Wasco Planning Department, 1990

Because of the configuration of the Wasco Zone Plan and the Land Use Element, it is possible for a range of densities within a single zone. Single family detached units are required by ordinance to have lots of at least 6,000 square feet, however, density bonuses may be given in exchange for the dedication of common park space, . This would enable a developer to increase the density per unit, decrease service costs and decrease cost per acre/dwelling unit. Similarly, other low density residential zones (such as R-1-8, R-1-10 and Estate) stipulate the minimum lot size.

Medium and High Density residential zones have the same criteria for single family detached housing (6,000 square foot minimum), however, density bonuses may be granted for the creation of single family, small lot, common wall duplexes. The higher density zones should be comprehensively developed, and will most often be condominium, duplex, cluster or apartment style residential communities.

An example of the way the City of Wasco Zoning System works: A home is located within an R-1 Zone, and the lot is 100' x 125'. The lot owner may build and individually sell two houses on that lot as long as there is a minimum of 6,000 square feet of lot space per dwelling unit. The units must also abide by all other zoning ordinance limitations such as setbacks, landscaping, parking, etc. Secondary units are exempt from this rule as per Government Code Section 65852.1 and 65852.2.

The City of Wasco also allows mobile and manufactured homes in all residential zones provided that they have the same siding, permanent foundation and roofing as is required for adjacent residences in that neighborhood. Also, the City allows secondary units on residential sites, provided they meet the same standards as the primary dwelling unit on site.

Two other zoning designations M-P (Mobile Home Park) and M-S (Mobile Home Subdivision) stabilize the zoning for these types of dwelling units. These zones are considered to be medium density according to the General Plan Land Use Category, and offer less rigid requirements than placing a unit of this type in other residential neighborhoods. For example, the City stipulates that mobile homes located in R Zones shall have permanent, recessed foundations, pitched roof, similar building materials to those of the surrounding structures, (etc). In the M-P designation, permanent foundations are permitted but not mandatory. The M-S designation allows 4,000 square foot lots; which are considerably smaller than the mandatory 6,000 square foot lot in the R zones.

Consequently, the City of Wasco does provide an ample amount of residentially zoned land and at a wide price range within the city limits. The most flexible of all of the zones is the medium and high density zones, but all of the zones will be effected by the 1991-1996 Five Year Action Plan.

VII

DEVELOPMENTAL CONSTRAINTS

The primary governmental constraints involved in the provision of affordable housing include the ever increasing mitigation and impact fees that are imposed by state and regional agencies (such as Fish and Game fees, Air Basin, etc.). The fees are inevitably passed down to the consumer in the form of higher rents or mortgages. The City of Wasco has decreased many permit and connection fees, and is proposing more decreases in fees to attract the necessary types of residential development. Nevertheless, state and regional fee increases usually offset any positive decreases the city may initiate.

The following analysis illustrates possible constraints on the provision of needed dwelling units in the City of Wasco:

1. Fees and Exactions - It has been said by many developers who develop properties in the City of Wasco, that the sewer and water connection fees are quite high. However, these high "one-time" fees are significantly off-set by the low daily user fees for water and sewer facilities. The cost of water delivery is among the lowest in the Southern San Joaquin valley, although the connection fee may be at a higher price, the consumer saves the difference in the long-term. No other fees or exactions pose constraints as they are regulated by the State, or established in special assessment districts.

2. Land Use Controls - The parking requirements for the City of Wasco require two off street parking spaces for each dwelling unit, and two off-street covered parking spaces for each single family detached unit. The benefits of requiring two off street parking spaces per unit include minimal on street parking in residential neighborhoods, a minimum of abandoned vehicles, less towed vehicles, and a safer driving/pedestrian environment. In addition, most dwelling units have at least two cars, or have occasional visitors who wish to park off the street.

There are no specific floor-area ratios designated for any of the zones, and the guidelines regulating setbacks, parking, height, etc. are for the general health, safety and welfare of the community. Specific Land Use Controls are as follows:

	Minimum Setbacks			
	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Maximum Height</u>
R-1	25'	5'	15'	3 Stories or 35'
R-2	25'	5'	15'	3 Stories or 35'
R-3	25'	5'	5'	4 Stories or 45'

The City of Wasco has not enacted any growth control measures that would be a constraint on residential development. In regard to the City's open space requirements; the City wishes to protect the existing character of relatively low density surrounding a medium density central district typically found in many smaller Southern San Joaquin Valley Communities. The minimum size lot for single family detached units is 6,000 square feet. However, it has been proposed to lower this minimum requirement to 5,000 square feet in order to promote more affordable housing. Nevertheless, the City's housing is among the most affordable in California.

3. Building Codes - The City of Wasco has adopted the Uniform Building Code without local amendment affecting cost or placement of housing, and enforcement is primarily for the health, safety and general welfare of the resident population.

4. On and Off Site Improvements - The City requires developers to complete the necessary on and off site improvements as discussed in the General Plan for Circulation, infrastructure, etc. A developer may choose to form an assessment district or pay outright for the necessary improvements. Lower income projects may be eligible for certain types of funding to offset or eliminate the cost of some of the improvements. For example, the Redevelopment agency may pay some or all permit fees if a certain project within the Redevelopment Agency's boundaries meets the goals of the Agency. All improvements (on or off site) are dependent on the location of the project. The City of Wasco Final Master Environmental Assessment will be used to help determine significant impacts on circulation, public facilities, land use, (etc.) and mitigation measures are set forth in this document.

5. Secondary Units - The City of Wasco Development Standards for secondary units follow State Department of Housing and Community Development Standards as adopted December, 1990 (Government Code Sections 65852.1 and 65852.2). Exceptional provisions include abiding by all setback limitations and zoning ordinance standards as required for the primary unit on site. The secondary unit may only be rented and not sold separately from the primary unit on site. The secondary unit must also be rented continuously. If, however, the secondary unit is not rented or leased for a term longer than one year, the unit shall be dismantled and removed from site by the owner of such structure.

The City does not impose floor area ratio limitations on the development of secondary units in addition to those already imposed by the State, but all Zoning Ordinance standards applied to the primary unit apply to the secondary unit as well (setbacks, landscaping and parking requirements, etc.).

6. Permit Processing will vary in time length depending on whether or not a project is subject to the CEQA process. Typically, infill residences in established residential zones would be categorically exempt from the CEQA process, and would be allowed to proceed with building permits and construction of the residence by-right. Larger scale projects such as tract subdivisions that are currently within the City Limits or the Wasco Planning Boundaries, and within the proper residentially zoned classification would be subject to the CEQA process. Most negative impacts would be regulated by the Final Master Environmental Assessment (SCH#90020477), and the typical time frame is from four to six months minimum. The timeline will become longer if the project causes need for an environmental impact report, or if an environmental impact is found to be significant. Precise

Development (P-D) Plans are sometimes required depending on the zoning of the subject site, and could possibly add one or two months to the permit/approval process.

There are no constraints to permitting, processing or approval procedures that are City imposed except that all projects must be consistent with the City's goals as stated in the General Plan Elements, that all Building Inspections and City Engineer requirements are met, and that the project as a whole contributes and does not detract from the health, safety or general welfare of the community. In all cases, a developer is informed as to critical dates such as public hearings, due dates for maps and applications and other possible timelines for his specific project.

VIII

GOALS, OBJECTIVES AND POLICIES

IDENTIFICATION OF PROBLEMS

The City of Wasco, along with the state of California, recognizes that housing is one of the primary problems facing society today. The City is increasingly concerned about the amount, cost and arrangement of housing in the City. The following conditions are known to exist, and it shall be the City of Wasco's goal to mitigate these problems through meeting the objectives and policies through the Five Year Action Plan:

- A. Both rental and owner occupied housing are in short supply resulting in:
 - 1. Low vacancy rates;
 - 2. High rental rates;
 - 3. Limited choice in location, type and size of dwelling unit;
 - 4. Very little replacement housing for displaced families;
 - 5. Developers tend not to serve the very low income group; and
 - 6. Demand for adequate housing for all income groups is increasing because of a growing population, while construction of new units (especially multi-family) has not kept pace with the growth and demand.
- B. Most new housing, being constructed by private developers, is essentially serving the moderate and above moderate income groups. This restricts home buying for a substantial proportion of the population.
- C. There are substantial environmental, blight and deterioration problems in the older areas of the city. These areas contain a large proportion of substandard housing and also housing that a field inspection indicated conservation was questionable.
- D. Population growth, both permanent and migrant, is a prime consideration when planning for housing in the Wasco area. Wasco's increase in population from 9,613 in 1980 to 12,412 in 1990 indicates that some pressure has been generated for additional housing. Furthermore, a 1991 Department of Finance Projection for the City of Wasco estimated the City's population to be 13,962.
- E. Population growth is a major factor in the increase of land costs.

OBSTACLES TO THE SOLUTION OF PROBLEMS

- A. Wasco is a small part of an economic force that governs supply and cost of housing in Kern County. State and National inflation rates, interest rates, and cost of materials fluctuate with the economy. More local in nature are the costs of land, labor and services.
- B. Existing public policies and plans recognize land use needs and the local economic base. A high percentage of workers in Wasco are employed in agriculture, with services (including the new correctional facility) being the second largest category of employment. The increasingly diverse economy of the City of Wasco has facilitated a wide range of occupations, incomes and opportunities, leading these people to expect a variation in types and costs of available housing.

Despite the rise in service sector economic growth in the 1980s, agriculture is still the prime industry of the area. Agricultural production in the area has historically formed the economic backbone of the planning area. The varying diversity of employment has created a considerable gap between income and housing costs, especially for the many lower income (often seasonal) farm workers of the community.

Along with the numerous service sector occupations has come an increase in the number of moderate and above moderate income households. Due to the City's rapid growth in a relatively short period of time, workers in this economic range have had an especially difficult time because the market was not being expanded. When private developers realized that there was a demand, many local employees had already found housing in nearby communities and chose to commute rather than wait for additional housing to be built. The owner occupied market (in the moderate to above moderate income category) will eventually come into an equilibrium with demand. The renter occupied market, however, is driven by many other dominant external forces (lending practices and rates, risk, etc.) rather than demand.

It is the intent of the Wasco General Plan to express the full desire for a full range of housing alternatives, with equal opportunity for occupancy in type of homes, locations, whether they are rented or owned. Choices shall not be limited to single family homes or conventional apartment development. The full use of the existing housing stock combined with new construction and new concepts should be the pattern in the Wasco Planning Area.

SOLUTIONS TO PROBLEMS

A. Actions underway to improve housing:

1. The city's effort is to assist housing needs and conditions, formulate programs - - both public and private - - and to coordinate the efforts of the city and the county in order to maximize efforts toward this goal. This is, in substance, the Housing Element of the City of Wasco's General Plan. The housing program would initially include the following phases:

- a. Assist and encourage the Wasco Housing Authority to maintain a quality Community Housing Program.
 - b. Develop a specific plan for housing the city's low and moderate income families.
 - c. Encourage neighborhood planning and improvement programs in residential areas requiring rehabilitation.
 - d. Assist and encourage the Wasco Redevelopment Agency to establish annual low-income residential rehabilitation goals that are measurable.
 - e. The continuation and intensification of the city's existing policy and program for removal of dilapidated units.
 - f. The development of a program offering informal aid to relocated families and help in obtaining decent, stable housing.
 - g. Encourage secondary units and infill in residential areas where appropriate.
2. Other public and quasi-public action. Public programs combined with private action can provide a majority of needed housing units in lower and moderate income categories (both renter and owner occupied).

OBJECTIVES AND POLICIES FOR THE 1991-1996 HOUSING ELEMENT PROGRAMS

SUPPLY OF HOUSING

OBJECTIVE 1: TO MAINTAIN THE SUPPLY OF SOUND HOUSING IN THE CITY THROUGH THE CONSERVATION OF THE CURRENT HOUSING STOCK, AS WELL AS NEWLY CONSTRUCTED AND REHABILITATED UNITS.

The existing housing stock is the City's major source of inexpensive housing. It is virtually irreplaceable given the cost of new construction. Priority shall be given to retention of existing units as the primary means to affordable housing.

Policy 1: Discourage the demolition of existing housing except in cases where it is unsafe and generally unrepairable.

The demolition of existing housing often results in the loss of lower income rental housing units. Even when the units are replaced with new housing, they are generally more costly. Demolition also results in the displacement of residents causing hardships and relocation problems.

The City shall take appropriate steps to discourage the demolition of existing housing that is capable of rehabilitation, particularly those units that provide low income housing.

Policy 2: To promote increased awareness among property owners and residents of the importance to long-term housing quality of continuous property maintenance.

Increased awareness of the need for continuing home maintenance and knowledge of maintenance needs, warning signs and techniques are important to the conservation of a sound housing stock. Widespread housing information about home maintenance will be important as "preventative medicine", forestalling further deterioration of the City's housing stock, and as a means of assuring the continued maintenance of newly constructed and rehabilitated housing.

Policy 3: Encourage owners and occupants of sound housing to maintain that housing on a continuing basis.

A home maintenance counselling program can constitute an important element of the rehabilitation program. In this respect, maintenance counselling shall be a part of the technical assistance component of the rehabilitation program. To the extent that it also is important to the prevention of deterioration, maintenance counselling service shall be made available throughout the community.

The program objective is to provide information about the need for periodic home maintenance, education about common repair needs, and assistance to the public in maintenance techniques.

Policy 4: Promote community self-help efforts in support of housing conservation programs.

This program approach is related to the prevention of deterioration through the encouragement of continued home maintenance and housing rehabilitation activities. It consists of the periodic designation of a day or weekend as "neighborhood clean-up/fix-up day". The City will cooperate with various neighborhood groups, civic organizations and others willing to assist in helping those (especially elderly and disabled) who might be unable to perform minor maintenance tasks.

The program objective is to periodically stimulate interest in home and neighborhood maintenance and improvement, and to capitalize upon the strength of the community in this regard.

OBJECTIVE 2: TO PROVIDE NEW HOUSING FOR ALL INCOME GROUPS IN APPROPRIATE LOCATIONS.

New construction is required to help meet the need for housing in the City of Wasco. However, new residential development must be of a character and permanence that preserves the character of the City's neighborhoods, and maintains the quality of life for existing and future residents. The City shall use its' zoning, related land use controls, environmental review processes, policies of the General Plan and area plans to deal with issues of how much and where residential development should occur.

Policy 1: Encourage in-fill housing on appropriate sites in established neighborhoods:

- A: On vacant sites which are designated and zoned for residential development.
- B: On sites where non-conforming uses have been terminated.
- C: Above commercial developments in neighborhood shopping districts.
- D: On sites with residences which can not be feasibly rehabilitated.

Policy 2: Discourage development of new housing in areas unsuitable for residential development.

Certain sites because of their location and existing use are not appropriate for new residential development. The City of Wasco shall discourage, and in some instances prohibit the development of new housing:

- A: On sites to be acquired for recreational forest open spaces.
- B: In areas adjacent to major transportation routes unless the noise can be mitigated through improved building siting and design. All General Plan Noise Element Guidelines shall be followed.
- C: On sites where the development would require demolition of existing, sound or rehabilitative housing units suitable for lower income families unless the units are replaced in an appropriate location.
- D: In all cases, new residential housing units shall be prohibited when adjacent to any designated or zoned industrial property.

OBJECTIVE 3: TO INCREASE THE SUPPLY OF HOUSING WITHOUT OVER CROWDING OR ADVERSELY AFFECTING THE PREVAILING CHARACTER OF THE EXISTING NEIGHBORHOODS.

In order for the City of Wasco to maintain its livability and character, new housing developments shall reflect the density/intensity of the surrounding neighborhood. Lot patterns, densities, building bulk, floor area ratios, building heights and urban design should relate to the surrounding properties. Also, the potential number of residents and activities generated should not interfere with the character of the "neighborhood" or greatly congest the surrounding area.

Policy 1: Set allowable densities in established residential areas at levels which will maintain neighborhood scale and character.

In establishing allowable residential densities, consideration should be given to the prevailing building type and construction materials so that new development will be compatible in character. Prevailing densities shall only be exceeded when the existing scale and character of the neighborhood will not be adversely effected, and the new development meets the necessary qualifications in the Wasco Zoning Ordinance and the Land Use Element of the General Plan.

Policy 2: Encourage higher residential density in areas adjacent to downtown, and in Neighborhood Commercial Districts where higher density will not have harmful effects.

Moderate to high densities presently exist in neighborhoods closer to downtown Wasco, and shall be maintained. Areas adjacent to downtown that are rezoned shall be consistent with this and all relevant objectives.

Policy 3: Adopt specific zoning districts which conform to the Residential Land Use Element and density plans.

Applying the policies set forth in the General Plan Housing Element results in the following land use patterns and densities. The Zoning Ordinance Plan provides for seven residential zones:

1. R-1 - Low Density Residential
2. R-1-8 - Low Density Medium Lot Residential
3. R-1-10 - Low Density Large Lot Residential Zone
4. R-2 - Medium Density Residential Zone
5. R-3 - High Density Residential Zone
6. M-S - Mobile Home Subdivision
7. M-P - Mobile Home Park

The Wasco Land Use Element of the General Plan provides for two residential densities:

1. Low Density (1-13 units per acre)
2. Medium Density (1-25 units per acre)

ACCESSIBILITY TO HOUSING

OBJECTIVE 4: TO PROVIDE MAXIMUM HOUSING CHOICE.

Policy 1: Prevent housing discrimination based on age, children, color, disability, marital status, national origin, race religion or sex.

To ensure housing opportunities for all people in the City of Wasco. The City shall assist in the implementation of anti-discrimination and fair-housing laws. The City will also work with the various community groups, businesses and other agencies to eliminate housing discrimination.

Policy 2: Promote adaptability and maximum accessibility of residential dwellings for disabled occupants.

Since disabled Wasco residents are less able to compete for housing units because many units are not physically accessible to them, or only a few handicapped units exist, the City shall take on an active role in expanding the availability of units suitable to households with special needs.

"Adaptability" means relatively minor changes to a unit or building (without structural changes) to make it fully accessible to a disabled person. "Accessibility" means that the housing project presents no physical barriers to handicapped people. The City shall encourage both adaptable and fully accessible units within new housing projects.

Policy 3: Encourage economic integration in housing.

Patterns of economic segregation are apparent in many U.S. cities. In order to partially alleviate this problem, and present the undesirable effects of segregation, the City shall expand housing opportunities for both low and moderate income households.

Policy 4: Promote the availability of units suitable for groups with special housing needs including large families, elderly and those needing group housing and emergency shelter.

The City shall take an active role in expanding the availability of housing units suited to the needs of members of these groups.

Policy 5: Provide adequate rental housing opportunities.

The availability of sound rental housing is of major importance especially to the young and elderly population who tend to rent rather than own their residence. Low vacancy rates and increasing rents are indicators of a continuing demand for rental housing. Also, the new correctional facility and businesses in the community have placed an added burden on the already tight rental market in Wasco. Many people are forced to commute to and from work, and live in other cities.

Although the lack of rental development is tied to many factors beyond the control of the City (capital costs, alternative investment opportunities, interest rates, etc.), the public sector shall make a concerted effort to do what is within their control to ensure the development of rental housing, and to ensure that there is an adequate supply. Currently there is an extremely high demand for rental units within the City of Wasco, and the loss of existing rental housing should be discouraged.

Policy 6: Expand opportunities for home ownership.

The City shall work to expand opportunities for owner occupied housing and home ownership. This policy is consistent with objective 6.

Policy 7: Promote the availability of units suitable for persons with varied lifestyles.

The City shall support the development of housing which can accommodate varied lifestyles. Changing economic forces, lifestyles and family patterns have facilitated the need to provide various types of living arrangements at various costs.

OBJECTIVE 5: TO AVOID OR MITIGATE HARDSHIPS IMPOSED BY DISPLACEMENT.

Because of the economic and social hardships that are involved when a family is forced to move, every reasonable effort shall be made to minimize the displacement of residents; particularly low income families with children.

Policy 1: Provide relocation services where publicly funded actions cause displacement.

When relocation occurs where publicly funded actions cause displacement; counselling, relocating services and/or moving expenses should be provided regardless of whether the public action is of Federal, State or Locally funded activities.

Policy 2: Minimize relocation hardship and displacement caused by demolition or conversion of housing.

Private demolition can impose particular hardship because of the absence of relocation assistance. Property owners shall inform tenants as early as possible of any demolition plans and should arrange for counselling assistance for the displaced household(s). Unless serious health and safety situations exist, owners should not be permitted to demolish existing housing until efforts have been made to assist tenants in relocation assistance.

AFFORDABILITY OF HOUSING

OBJECTIVE 6: TO PROVIDE HOUSING AFFORDABLE TO ALL INCOME GROUPS; PARTICULARLY LOW AND MODERATE INCOME GROUPS.

The cost of rent and purchasing a home in the State of California are among the highest in the nation. At current prices, many people, even those considered to be middle income or higher can not afford to purchase housing.

For the City to meet the housing needs of its diverse and growing population, measures shall be taken to ensure an adequate supply of affordable housing. Significant cost reductions will be achieved through concurrent use of creative financing, higher densities, unit size reduction, energy efficiencies, varied housing types, streamlined permits and fast tracking. Consistent with other policies regarding densities and design standards, the City will experiment with these and other cost reduction techniques.

Policy 1: Make maximum use of the private sector in providing adequate housing accommodations.

To provide a sound climate that will enhance and give incentive to increase the supply of sound housing at prices affordable by all segments of the community. It is estimated that 50 to 60 units per year will be needed to meet the housing demand over the next five years.

- A) Encourage the private development of additional sales and rental housing units suitable to the needs of lower income, moderate income and higher income households.
- B) Support the private sector in its efforts to meet the housing needs of all economic segments of the community.
- C) Where necessary to the production of housing suitable to the needs of all community residents and where financially and administratively feasible, provide incentives to the private sector which facilitate the construction of a price-balanced housing stock within the City.
- D) Encourage the use of such favorable home purchase financing techniques as might become available through public and private agencies and institutions.
- E) Promote the development of additional housing units in areas where residential use is consistent with land use patterns as established by the City's General Plan.
- F) Encourage the use of passive housing design concepts which make use of the natural climate to increase energy efficiency and reduce shelter costs.

Demand for new housing units comes from sources in addition to population growth. Some of the demand for new units will derive from households wishing to upgrade the condition of their dwelling by moving to new ones. Another segment of demand will accrue to households seeking new quarters in order to alleviate overcrowded conditions. Further demand for new units will come from households living in dwellings which are too deteriorated to be saved and which need replacement; approximately 2.2% of the total number of units are unsalvageable and in need of replacement. Demand will also come from those households which are overpaying.

Many housing programs are primarily directed at stimulating new housing construction at prices and rents affordable to those who can not compete in the conventional marketplace. They are designed to address production needs created by population growth, as well as to provide alternative housing choices to those household needs. Both lower and moderate income needs can possibly be met through rehabilitation and grant-in-aid programs that the City participates in. These grant programs will be encouraged, and an information outreach packet will be compiled for those interested in meeting housing market demands.

Policy 2: Make maximum use of available Federal, State and Local housing subsidy programs in rehabilitation projects.

To increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of between 30 and 40 dwelling units over the next five years. At least twenty-two of these units will be rehabilitated through the use of the Redevelopment Agency. The City shall aggressively pursue Local, State, Federal and private resources to rehabilitate and construct new housing; especially for low and moderate income families.

- A) Pursue the capture of available grant funds and/or other financial resources presently not available to the City to assist homeowners who otherwise could not undertake rehabilitation of their property.
- B) Cooperate with County, State, Federal and other appropriate agencies including lending institutions in the design and implementation of a residential rehabilitation program, provided that grant or other monies become available to finance City participation in such program.
- C) Encourage homeowners and others to rehabilitate substandard residences and to take advantage of such financial and technical assistance as becomes available for this purpose, especially within an appropriate housing rehabilitation target area as may be designated from time to time by the Planning Commission and City Council.

As previously discussed, approximately 2.2% of Wasco's housing stock is estimated to be in deteriorated condition and in need of replacement. It is likely that the majority of these units are occupied by households of limited income. RDA, CDBG, Article 3 and other rehabilitation programs are designed to improve the condition of the housing stock and assure the continued affordability of rehabilitated units; these units can be owner occupied or rentals.

Policy 3: Seek inclusion of low and moderate income units in new housing developments.

The City shall emphasize and/or promote developments which provide lower priced rental housing. Such a policy will hopefully allow renters to accumulate an adequate savings to eventually purchase a dwelling. To enhance and extend this policy, the development of alternative and affordable housing types (ie: manufactured housing, condominiums, mobile home subdivisions, zero lot line, etc.) shall be given when evaluating new development proposals.

Policy 4: Encourage energy efficiency in residential units and the weatherization of existing homes to reduce the overall housing costs.

Although the majority of a housing unit's monthly or yearly cost originates from either mortgage or rental payments, the cost of utilities can also be significant. Space heating and cooling and water heating are the two most expensive utility costs for most households. The climate regime of the Southern San Joaquin Valley is characterized by rather hot summers and mild winters. Hot summers require heavy use of cooling equipment and result in very high electric or gas bills. In energy inefficient homes, this cost can easily exceed \$100.00 per month. With proper design and construction techniques, however, these costs can be reduced substantially.

Almost half (48.38%) of Wasco's present housing stock was built prior to 1960. Insulation of many of these homes could decrease energy costs. Attic and wall insulation are usually lacking in older homes, and weather stripping, caulking and storm windows have often never been replaced. Because outside air infiltration through windows, doors and walls can account for up to 66 percent of cooling or heating costs, effective weatherization activities include caulking, weather stripping or windows and doors, installation of gaskets behind electrical sockets, replac-

ing broken windows, rehabilitating window frames and sashes, installing storm windows and adding wall and ceiling insulation. Potential savings from these improvements can range from 25 to 50 percent or more, depending upon the extent of weatherization. Many of these improvements for low income households can be accomplished with CDBG and RDA reserve funds.

Additional energy savings can be realized by installing a solar hot water heating system. This can be accomplished by using several methods or designs and is usually a fairly simple, yet effective conservation measure. Many systems are available and most require few, if any, structural modifications to install. Furthermore, because the City averages 277 clear or partly cloudy days per year, a solar collector would be very efficient. This would especially be beneficial to those newer units.

To assist households (both owners and renters) in improving their dwelling's energy efficiency; Pacific Gas and Electric and Southern California Gas Co. have energy conservation and rebate programs. They apply to residential as well as commercial properties, and are available to any customer. This assistance includes zero interest loans with payback periods extending up to 50 months for all income levels, and up to 100 months for low income households (\$15,975 is the upper limit). Cash rebates are available for several types of improvements as well as a free energy audit to anyone requesting one. The audit includes a review of the structures energy efficiency and explains what changes are possible or needed to improve it. This program could be used in conjunction with many of the low income rehabilitation and construction program improvements.

Federal, State and City Government also provide assistance with regard to improving a structures energy efficiency. The Federal Government has produced numerous publications on energy conservation and provides a 40 percent tax credit for a variety of energy improvements. The State, as well, provides a tax credit of ten percent. In addition, the City's building code and construction standards incorporate numerous specifications which act to reduce a structures energy use. For more information regarding energy conservation and its benefits, the Kern County Library has a bibliography which lists numerous publications on this subject. This information will be available to the public as a part of the outreach program.

Policy 5: Allow construction of a variety of housing types that reduce cost.

The possibility of more affordable housing would be greatly increased if some of the concepts of new housing expressed by members of the NHBA were implemented, including smaller homes, mobile and manufactured homes, condominiums and townhouses. However, Wasco must also encourage the development of larger and higher priced living units to maintain a variety of housing types. If larger homes are not available, those households wishing to purchase them will be forced to go elsewhere. This situation could result in a gradual deterioration in the City's average level of household income, and the local economy in general. Therefore, it is within the best interests of the community to encourage those various housing types that would lower the overall housing costs. "Granny-flats" or secondary units are another innovative form of housing that will be promoted by the City of Wasco.

Policy 6: Streamline the permit and environmental review processes to expedite housing construction.

Delays in the project approval and evaluation process can also add to housing costs. The City shall make every effort to expedite the review and evaluation processes as consistent with the City's interests as defined by policies of the City Zoning Ordinance and General Plan. Priority processing should be given to projects that include low and moderate income households, and housing which is accessible to the elderly and disabled.

Policy 7: Ensure that the City's codes and development requirements do not unnecessarily increase the cost of housing.

Although governmental regulation is designed to monitor and direct the quality of development within a community, it also increases the cost of development. Constraints to the development of housing include land use regulations, permit and impact fees, provision of infrastructure, etc.

Land use controls may limit the amount or density of development, building codes may set specific building standards which add material costs or limit building space, and site improvement requirements may necessitate traffic control devices; street or new sewer construction. In addition, fees for new parks or schools when added to the normal permit processing fees can add to development costs. The City will continue to refine the current policies to ensure that unnecessary controls are eliminated. However, those controls which ensure public safety, health and general welfare in regard to (re)development will be maintained.

In the case of Wasco, developmental constraints have been limited in their effect. Wasco's land use controls and zoning regulations are very similar to those of other cities in the county, and has not inhibited the development of housing. As identified in the "Vacant Land Inventory", the City continues to maintain enough land of all residential density designations to accommodate many years of new growth. The City Council has also maintained a policy of contiguous growth rather than a diffused pattern of growth.

These policies have resulted in lower urban service infrastructure costs (streets, sewerage, water lines, etc.) and have helped to keep development fees low. They also promote infill and bonuses in redevelopment areas (such as with fee reductions, density bonuses, etc.). Nevertheless, the City's codes shall be reviewed regularly to ensure that standards and requirements do not unduly restrict needed housing development or unnecessarily increase the cost of housing. The City departments shall regularly evaluate whether standards can be modified without sacrificing quality and safety for the benefit of providing cheap housing.

Policy 8: The City shall be forced to deny an affordable project as defined in Section 65589.5 of the Government Code (d)(1-6) SB 2011 if it finds, based on substantial evidence, any one of the following:

- A) The project is inconsistent with the General Plan Land Use Designation or any other General Plan Elements;

- B) The project is far in excess of Wasco's fair share housing requirements;
- C) The project has an adverse impact on safety or public health;
- D) The project conflicts with Federal, State or Local law;
- E) The project increases the concentration of affordable projects in high impacted areas; and
- F) The project is proposed on land zoned for agriculture or resource preservation.

QUALITY OF HOUSING

OBJECTIVE 7: TO MAINTAIN, IMPROVE AND ENHANCE THE PHYSICAL APPEARANCE OF HOUSING.

As the City's housing stock ages, it becomes particularly important to maintain it in sound physical condition (especially related to this are discussions on affordability and accessibility of housing - see Objectives 4 and 5). Care must be taken to prevent decline in housing quality, and to arrest it once it is detected. The City shall continue to monitor these areas of the City where a decline in housing quality might be expected to occur, and take the appropriate remedial steps as necessary.

Policy 1: Assure that existing housing is maintained in decent, safe and sanitary condition. The City shall make sure that residential units continue to meet the standards of the housing codes by maintaining a systematic inspection of suspect structures.

The programs set forth in objective 6; Policies 1 and 2, could be targeted to benefit those with financial hardship (low and moderate income households).

Policy 2: Promote and support volunteer housing rehabilitation.

This program approach is related to the prevention of deterioration through the encouragement of continued home maintenance and housing rehabilitation activities. It consists of a periodic designation of a day or weekend as "neighborhood clean-up/fix-up" days. The City shall cooperate with neighborhood groups, civic organizations and others willing to assist in program publicity and willing to lend a hand to those (such as the elderly and the disabled) who might be unable to perform minor maintenance tasks.

The program objective is to periodically stimulate interest in home and neighborhood maintenance and improvement, and to capitalize upon the strength of the community in this regard.

Policy 3: To promote increased awareness among property owners and residents of the importance to long term housing quality of continuous property maintenance, and encourage owners and occupants of sound housing to maintain that housing on a continuing basis.

Increased awareness of the need for continuing home maintenance and knowledge of maintenance needs, warning signs and techniques are important to the conservation of a sound housing stock. Widespread information about home maintenance will be important as "preventative medicine",; forestalling further deterioration of the City's housing stock, and as a means of assuring the continued maintenance of newly constructed and rehabilitated housing.

The program objective is to provide information and education on the need for periodic home maintenance, education about common repair needs and assistance to the public in maintenance techniques.

NEIGHBORHOOD ENVIRONMENT

OBJECTIVE 8: TO PROVIDE A QUALITY LIVING ENVIRONMENT.

Housing quality not only involves the physical condition of the structure, but also the condition of the neighborhood, and the adequacy of the neighborhoods' amenities, facilities and services. New development must also address these considerations.

Policy 1: Assure that housing is provided with adequate public improvements, services and amenities.

Many variables contribute to a quality living environment such as good schools, safe streets, effectiveness of public services and access to recreational facilities. Regular maintenance of the City's infrastructure can enhance the quality of the environment, as well as good building design. The City shall address these factors in providing residents with a quality neighborhood environment.

Policy 2: Allow appropriate neighborhood serving commercial activities in residential areas.

Certain non-residential uses are desirable in neighborhood locations. These uses help lower energy consumption because of the close proximity to the residential areas, and contribute to a convenient, efficient social unit. In contrast, some uses create high noise levels and congestion, and should not be allowed in "neighborhood commercial" areas.

Non-residential uses shall be allowed in the exclusively neighborhood commercial areas if they meet the criteria of the City of Wasco Zoning Ordinance and:

- A) The use does not disrupt or detract from the livability of the surrounding neighborhood;

- B) The use primarily serves the needs of the neighborhoods residents, and does not attract significant trade from the outside;
- C) The design of the buildings consider the established residential character of the neighborhood, and all signs are carefully regulated;
- D) The development does not displace units suitable for residential occupancy; and
- E) Truck traffic and service delivery is minimized and delivery hours are restricted.

Policy 3: Minimize disruption caused by the expansion of institutions and other large scale structures into abutting residential neighborhoods.

The expansion of institutions and large scale buildings often dominate and overwhelm the neighborhood scale and character. To minimize disruption of the neighborhood, the City must review all expansion plans and recommend mitigation measures to lessen their impact on the neighborhood environment. The City shall also explore alternative means to buffer all conflicting land uses with residential zones.

Policy 4: Promote the development of well designed housing.

Residents of Wasco should be able to live in well designed housing that is suitable to their needs. To ensure that new housing provides a quality living environment, the following guidelines shall be applied:

- A) Relate the design of new housing to the general character and design of the surrounding buildings;
- B) Relate the shape of the new buildings with consideration to the form of the adjacent structures;
- C) Relate set-backs to the set-backs of adjacent buildings unless setback is within the proposed future right-of-way line;
- D) Landscape all setbacks and relate the type of landscaping to that of adjacent properties. Street trees are also desirable;
- E) Encourage articulation of the building facade through the use of setbacks, detail, windows and variations in the horizontal and vertical planes;
- F) Provide adequate parking per unit and minimize the number of curb cuts;
- G) Provide an adequate amount of on site open space where feasible;
- H) Relate the type and amount of open space to the types of households that will occupy the housing;

- I) Expose all units to natural light, and avoid casting shadows on other buildings to the maximum extent feasible;
- J) Apply energy conservation measures in the design of the building (especially water conservation).; and
- K) Incorporate concepts of security in the design of the building.

Policy 5: Modify proposed developments which have substantial adverse environmental impacts or otherwise conflict with the General Plan.

Proposed new developments are given environmental evaluation which involves reviewing the conformity of a development with the overall goals, objectives and policies of the City including those elements expressed in the General Plan. Projects with substantial adverse impacts are to be considered in conflict with the General Plan, in the absence of those overriding factors set forth in the California Environmental Quality Act (CEQA). The environmental review process and land use controls shall be coordinated in order to eliminate or mitigate substantial environmental impacts on General Plan conflicts.

Chapter VIII objectives and policies are designed to be used in conjunction with the Chapter IX Five Year Action Plan. Most all of the objectives can be achieved by using one or several of the stated programs in the Action Plan.

IX

FIVE YEAR ACTION PLAN

PROGRAM BY PROGRAM ANALYSIS: 1991-1996

WASCO REDEVELOPMENT AGENCY

The Wasco Redevelopment Agency was formed as a response to the growing concern of inner city blight, abandonment, decay and poor housing conditions. This agency is a prime motivator in the City of Wasco for low and moderate income housing projects including rehabilitation. Rehabilitation includes both internal and external housing improvement needs, and will be accomplished through both grants and low interest loans to qualifying low and moderate income applicants. The Redevelopment Agency (RDA) provides these funds as "seeds" for future development and redevelopment. Other public funds, such as CDBG and Article 3 grants are aggressively sought for major area wide improvements within the RDA district.

Priority for loans and/or grants in the 1991 to 1996 Low/Moderate Income Housing Program will generally be assigned or distributed in the following order:

1. Owner occupied home or apartments
2. Local landlord
3. Local renter with landlords permission
4. Other

Additional housing units for low and moderate income persons are a priority, along with land clearing and consolidation where appropriate. Although clearing and consolidation is a last resort in most cases; it shall only be used when health is adversely affected.

One goal of the Redevelopment Agency is to help improve living conditions for many low and moderate income families through low interest loans and grants. Between 1991 and 1994, a minimum of 22 low income housing units will be rehabilitated through the use of RDA and CDBG funds. \$500,000 in CDBG funds has been allocated toward low and low-moderate income housing over the current planning period. In addition, \$100,000 from the Redevelopment Agency will be used for low/low moderate income housing, infrastructure maintenance, repair and construction of additional necessities in low income neighborhoods in the City of Wasco.

Task/Timeline

<u>Task</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Rehabilitation of 22 low income units.....	x	x	x			
Sidewalk/infrastructure repair/maintenance...	(C o n t i n u o u s)					

Appendix "B" estimates the Redevelopment Agency's housing set-aside funds available over the current planning period (1991 to 1996). At the end of this phase of the program (by late 1995), the RDA will evaluate successes and failures of the rehabilitation program, note changes as necessary, and either modify or maintain the program for the next series of rehabilitation.

TOTAL UNITS AS A RESULT OF THIS PROGRAM:

	<u>Low Income Groups</u>	<u>Moderate Income Groups</u>
Rehabilitation	22	0

LOWER CONNECTION FEES

The Wasco City Council is studying a proposal to lower sewer and water connection fees per unit in new multi-family dwellings. It is hoped that this effort will attract developers to build the additional multi-family units. Action should be taken on this issue by December of 1991. If this action fails to gain City Council approval; other methods of making multi-family units more cost effective and feasible will be analyzed. The overall goal is a fee reduction of at least 25% per dwelling unit. This would help decrease the cost of multi family development, and encourage additional multi-family units to be constructed.

TOTAL UNITS AS A RESULT OF THIS PROGRAM:

(indirect effect - will be measured by an increase in multi family development)

MARKS-ROOS BOND POOL

Marks-Roos will also be used during the 1991-1992 year if a developer wishes to incorporate at least twenty percent low income housing into the overall multi-family project. If this route is chosen by a developer, the City will finance the entire project. Since both lower and moderate income groups could benefit from the development with such funds, it is the City's goal that at least fifty units (ten of which would be lower income) be developed using this program during the 1991-1992 year. Developers will be informed of this program as an option during the original outreach and consultation. Since the Wasco City Council has the option of renewing this program yearly, only the current Marks-Roos term shall be included in the quantitative total.

TOTAL UNITS AS A RESULT OF THIS PROGRAM:

	<u>Low Income Groups</u>	<u>Moderate Income Groups</u>
New Units	10	40
New Units <u>(Density Bonus)</u>		<u>12</u>
Total	<u>10</u>	52

DENSITY BONUSES

The California State Density Bonus Law will be used to calculate density bonuses. In summation; at least a twenty-five percent density bonus and at least one additional incentive (or financially equivalent incentive) shall be granted to those developers of housing agreeing to construct at least:

20% of the units for lower income households; or
10% of the units for very low income households; or
50% of the units for senior citizens.

If Marks-Roos is used in conjunction with the State Density Bonus Law, an additional 25% can be added to the total number of units that will be allowed on site. The city encourages any developer who wishes to participate in such programs to provide a medium scale development as illustrated in the following scenario:

* Marks-Roos agreement to develop a (at least) 20% low income 80% market rate multi-family development and the City of Wasco agrees to finance 100% of the entire project. In this example the developer wishes to construct fifty units; forty which are market rate and ten of which are for low income households.

* Since the State Density Bonus Law states that a "local government shall grant a density bonus of at least 25 percent...", thus, giving the developer an added bonus of twelve market rate units in exchange for ten lower income units.

* One additional incentive (local governments discretion) shall also be given to a developer who uses the State Density Bonus Law. Incentives for density bonuses include the opportunity to use the Marks-Roos Pool which has low interest rates and lower connection fees for the provision of more units.

When developers express their interest in developing some property in the City of Wasco, the Economic Development and Planning staff will inform the developer that the City participates in Marks-Roos, and will provide all the necessary information if the developer is interested.

TOTAL UNITS AS A RESULT OF THIS PROGRAM:

	<u>Low Income Groups</u>	<u>Moderate Income Groups</u>
New Units	20	25

SECONDARY UNITS

In addition to the above mentioned programs, secondary units are an inexpensive method of providing affordable housing. These primary unit on the property shall be owner occupied, and direct relatives (preferably elderly or disabled) will occupy the secondary structure. This type of housing is a good alternative form of housing for elderly, disabled, and lower income households. Although this form of housing must meet design guidelines similar to those of the primary unit on the parcel, it is a cost effective, efficient and convenient form of housing that individual property owners can provide. The city allows construction of these dwelling units on all residential lots so long as they meet the City of Wasco Zoning Ordinance criteria, and do not pose a threat to the public health, safety or general welfare of the city population. Their primary purpose is for the housing of elderly and disabled persons near their families while still enjoying a sense of independence.

TOTAL UNITS AS A RESULT OF THIS PROGRAM:

(The number of new units will vary according to need, and will be provided solely by owner of property)

	<u>Lower Income Groups</u>	<u>Moderate Income Groups</u>
Elderly	5	5
Disabled	5	5

CLUSTER HOUSING

This housing concept disregards the normal front, side and back yard set-back concept and joins units together with common walls. Common maintenance is required to some degree, and cluster housing can be often found in apartment or condominium form. Many of the residential areas in the City of Wasco allow such types of structures, and from an economic perspective; cluster housing can often be used to save money on infrastructure (one sewer lateral can serve more than one unit) and land cost; thus, lowering the overall price per unit sold (or rented). It is also possible to provide common parking areas and reduce street widths in private cluster developments, thus, lowering the cost of land even more. From a planning and development perspective, a more efficient use of the available open space and higher permitted densities without the negative visual effects is a strong advantage over a subdivision with smaller, detached homes.

Cluster housing concepts could be used in conjunction with other programs in the 1991 to 1996 Housing Element such as:

- * RDA monies
- * California State Density Bonus Law
- * Marks-Roos
- * Lower Connection Fees (pending)

TOTAL UNITS AS A RESULT OF THIS PROGRAM:

Clustering will increase the total number of new units by decreasing the cost per unit. Clustering and density bonuses in exchange for dedication of improved portions of the bicycle trail system (where zoned) may benefit both low and moderate income housing projects (such as apartment complexes, mobile home parks, condominiums and zero lot line patio homes) by utilizing spaces and infrastructure more efficiently and at higher densities.

	<u>Lower Income Groups</u>	<u>Moderate Income Groups</u>
New Units	10	20

**LOW INCOME RENTAL ASSISTANCE
SECTION 8**

The Section 8 program provides rental subsidies for targeted low income groups. Because Wasco is a small City, it is not feasible for the City to be responsible for implementing low income housing programs. There is simply not enough personnel and funding available, and the need is being met with only minor governmental intervention. Low income rental assistance in the City of Wasco is carried out by private parties and other local agencies. The City, however, will assist in implementation of the various projects, gather and distribute information that the agencies require.

Since monthly rent is not to exceed 30% of the households adjusted gross monthly income, lower and moderate income developments would be the City's target projects. Section 8 could be used in conjunction with other programs such as RDA funds, bonuses, etc. to maximize the benefits and minimize the cost of development. Specific quantitative goals will not be assigned to the different programs (such as Section 8 or Marks-Roos) because it is assumed that the developer will choose the program that suits him/her best. However, overall measurable goals will be established for the household/type/income categories that should be met by 1996.

Additional public housing projects involving Section 8 rent subsidies should be added to the city's housing stock before 2003 to replace the units that will be lost. Since no units will be lost within the next ten years, and the current planning period is primarily concerned with the next five (1991-1996), no specific programs will be suggested or targeted within this time frame. Detailed programs and analysis should, however, be considered in the 1996-2001 Housing Element.

Wasco Arms

2716 Poso Drive
Wasco, CA 93280
Owner: Stern Goldrich Kes
15335 Morrison Street
Sherman Oaks, CA 91403
Loan Amt: \$3,601,000 @ 8% int
Loan: 10/05/83
of Units: 78
Earliest Date of Subsidy
Termination: 03/22/03

Wasco Park

650 Beckes Street
Wasco, CA 93280
Owner: Hilltop Dev. Inc.
1830 Brundage Lane
Bkfd, CA 93304
Loan Amt: \$1,033,400 @ 8% Date of
Date of Loan: 10/28/83
of Units: 24
Earliest Date of Subsidy
Termination: 06/08/03

TOTAL UNITS AS A RESULT OF THIS PROGRAM:

The City has approximately 513 rental units which honor Section 8 vouchers. (92% of the City's total number of rental units with eight units or more). With additional Section 8 housing and housing which honors Section 8 vouchers, (through the Five Year Action Plan), the total number is expected to increase by at least 150 or to 94% of the total number of rental housing units. This figure only reflects low income apartment rental units and does not reflect programs such as FmHA Section 502 programs for low income owner occupied dwelling units, single family detached rentals, mobile home rentals, etc.. It is clearly evident that the City of Wasco needs a better balance of market rate rental units at this time.

ASSISTED UNITS AT RISK

An analysis of the at risk units during the second phase of the ten year planning period (1996 - 2001) shows that Poso Manor Apartments are eligible for mortgage prepayment on June 28, 1999. Consequently, all 64 units in Poso Manor could be at risk if the owner chooses to convert to market rate units.

Poso Manor
830 16th Street
Wasco, CA 93280
Owner: Jana Shannon
FmHA Low Interest Loan (1%)
Rental Assistance contract
of Units: 64
Earliest Date of Subsidy
Termination: 06/28/99

In the event that Poso Manor is converted to non-low income use in 1999, there should be a net increase in the number of other conserved, preserved or newly constructed units (between 1996 and 2001) to replace those lost. It is expected that FmHA will continue to play an important role in replacing those units at risk. During the planning phase in which low income units are at risk, the following programs will be used to mitigate the potential loss of low income units:

A) FmHA Section 502 Loans - This program will be promoted aggressively in order to rehabilitate existing and construct new low income dwelling units. As shown in the Residential Land Use Inventory, there are many vacant residential sites in the City; especially for the infill of low income and seniors housing. As a public service, the City of Wasco has compiled a list of all vacant residential sites within the City Limits. This is especially valuable to contractors who wish to use FmHA because it saves time and money hunting for suitable properties. In the event that replacement housing need occur, at least half of the replacement housing should be done with a combination of FmHA Section 502 and Redevelopment Agency CDBG funding. Section 502 will help the City accomplish the goal of placing more low income families in owner occupied structures.

B) Redevelopment/CDBG Funds - In the event that the above mentioned units at risk need to be replaced, the redevelopment Agency and CDBG monies could be available through grants for partially mitigating the cost of replacement housing. As the City of Wasco has done in the past, infrastructure connection fees, certain impact fees, permit fees, etc., can be paid by the agency. This reduction in "up front" fees can add substantial savings to a project.

C) Wasco Housing Authority - It is expected that the Wasco Housing Authority will construct at least 100 additional low income and farm worker housing during this ten year plan. When these units are added to the total number of units as a result of all other low income housing programs (Density Bonuses, FmHA Section 502, RDA, Marks Roos, etc.), the City should surpass its' quantitative goals as set for 1996. This surplus would partially mitigate the potential loss of low income units during the second five year planning term.

Since there are currently no "notice of intents" and no units are eligible for conversion to non-low income units during this five year planning period, it is difficult to set in concrete mitigation programs seven years in advance. Some of the Federally funded programs may not exist in five years, and others may appear more beneficial to low income residents five years from now. Nevertheless, the City will continue to monitor existing programs that help meet the housing needs of low income families. The City will aggressively pursue all programs in the Five Year

Action Plan, and in 1994 (when the first at-risk units are less than five years toward conversion eligibility), the City will then evaluate the surplus/deficit, determine which programs were most successful, and build upon the strengths of those that best met the goals of providing affordable housing to low income families.

TOTAL UNITS AS A RESULT OF THIS PROGRAM:

Possible loss of 64 units will bring the total number of apartment rental units in the City of Wasco which accept Section 8 down from 92% to 91% of the total number of apartment rental units (complexes over eight units). In terms of the number of units, the decrease would be to 449 of 492 units. However, the Five Year Action Programs during the 1996-2001 Housing Element and the "cushion" from the 1991-1996 Housing Element, would absorb this loss and pose a net gain of approximately 86 new units.

WASCO HOUSING AUTHORITY

The Wasco Housing Authority is an independent agency that provides local farm workers with lower income, affordable housing. During the 1991-1996 Housing Element, the WHA plans to acquire a residential site within the City of Wasco to accommodate an additional 100 farm worker housing units. The funding for this project will primarily be through FmHa, and will bring the total number of FmHa housing stock to 294 units. The City of Wasco is presently working with the Housing Authority to locate a site for this project.

When this project is added to the total number of low income dwelling units to be constructed within the next five years, the result in 1996 will most likely be a surplus of low income housing in relation to Wasco's housing allocation. This surplus could be used as a "cushion" if displacement of tenants and loss of low income units does occur in 1999. Also, this "cushion" would be added to at least five years of the 1996 - 2001 low income housing allocation. The end result will be that the displacement of persons from Poso Manor would be absorbed by the cushion plus the new housing allocation plan as set forth in 1996.

TOTAL UNITS AS A RESULT FROM THIS PROGRAM

	<u>Low Income Groups</u>	<u>Moderate Income Groups</u>
New Units	100	0

SELF HELP

This broad category includes neighborhood counselling, fix-up and maintenance programs on how to maintain your property and enlighten neighborhoods about the benefits of continuous maintenance. Counselling shall be administered to all individuals participating in CDBG, RDA, or any other public funding to ensure lasting health, safety and quality of the development. Counselling should be done at the time a rehabilitation agreement is reached with the city, and as an ongoing, outreach program.

Community Development will assist any proponents of a project, and furnish them with the necessary information to implement the project. The project proponents will be responsible for actual implementation. In sum, the City expects to assist at least ten households in the self-help program during the current planning period.

Between 1991 and 1996, the city will set aside designated days or weekends of the year as "neighborhood clean-up, fix-up days". The City cooperates with neighborhood groups, civic organizations and others willing to assist the disabled and underprivileged, who might be unable to perform minor maintenance tasks. The objective of this program is to stimulate interest in home and neighborhood maintenance and improvement, and to capitalize upon the strength of the community. It also helps prevent units from decay and ultimately save some lower income units from demolition.

TOTAL UNITS AS A RESULT OF THIS PROGRAM:

	<u>Low Income Groups</u>	<u>Moderate Income Groups</u>
Rehabilitated Units	10	0

FmHA Section 502

FmHA Section 502 Home Loans are used for the construction of new and renovation of existing dwelling units for qualifying low income families. These low interest home loans (often at one percent over a period of twenty years) are beneficial to those who qualify because it is one of few means this low income group would be able to afford to buy a home. Section 502 Grants of up to \$5,000 may be made to low income senior citizens who need new plumbing, roof repair, windows, etc. This Section does not, however, cover cosmetic alterations to a dwelling unit.

The City of Wasco encourages low income and senior citizens to find out if they qualify for this program through an outreach program which consists of making brochures on Section 502 available at City Hall, advertising the location, time, etc. of Orientation meetings in local newspapers. The City would like to encourage no less than twenty low income families to take advantage of this program and construct FmHA Section 502 homes on infill lots. It is hoped that these homes will encourage their neighbors (especially senior citizens) to take advantage of the grant programs available. If the City's outreach program for Section 502 is successful, the City will have encouraged at least thirty low income families to take advantage of Section 502 loans and grants, and the awareness and inquiries into the program will consistently grow during the 1991 - 1996 planning period.

TOTAL UNITS AS A RESULT OF THIS PROGRAM:

	<u>Lower Income Groups</u>	<u>Moderate Income Groups</u>
New Units	20	0
Rehab/senior units	10	0

RESIDENTIAL INFILL

In many areas of the City, land costs have risen to a level that prevents the development of affordable dwelling units. One solution (as previously discussed) is to develop the site to a higher density. A second solution, infill, may be the most marketable and attractive alternative. The City of Wasco will study more flexible policies in regard to density provisions for residential infill, and will have the results by 1992. The new infill regulations will go into effect shortly thereafter. Some issues being discussed are:

- * Increased density bonuses for residential infill providing certain, needed amenities
- * Mixed use development residential infill
- * Residential Enterprise Zone

There are many benefits to infill including access to existing infrastructure, retail and industry, and the Wasco Redevelopment Agency and Community Development are responsible for encouraging and assisting this residential infill.

TOTAL UNITS AS A RESULT OF THIS PROGRAM:

The Infill program will be used in conjunction with the density bonus, Marks-Roos, Clustering and FmHA Section 502 programs. Infill can be less expensive since much of the infrastructure is already in place, thus, lowering the overall cost of construction. These programs are best suited in the older parts of town because infill can lower the overall cost of constructing single or multi-family dwelling units. The success of this program will depend upon frequent update of the vacant residential land inventory (Appendix "A").

PRESERVATION OF EXISTING HOUSING

The preservation of existing housing is a major source of affordable housing in the future. The existing supply can be preserved through continuous maintenance (counselling sessions), demolition only when it is more cost effective than replacing the unit and by the rehabilitation of units in need of repair. Those units available through the private market with or without public sector financing and subsidies, can be one of the most efficient ways to maintain a constant supply of affordable units in the city of Wasco. CDBG and RDA funds will preserve a minimum of 22 units in need of repair before 1994, and other Self Help entities and the RDA 40K fund will help maintain several additional units in need of minor repair during this same time frame. FmHA is expected to contribute toward the preservation of at least ten dwelling units during the 1991-1996 planning period.

QUANTITATIVE GOALS

The following charts, graphs and illustrations show the minimum number of housing units that are allocated to be constructed and conserved over the 1991-1996 planning period of the Housing Element. Total number of units expected to be constructed between 1991 and 1996 (including public and private sector):

KERNCOG Regional Housing Allocation for the City of Wasco

<u>Household Income Group</u>	<u>New Households</u>	<u>Vacancy Allowance</u>	<u>Construction Need</u>
Very Low	72	12	84
Low	57	09	66
Moderate	58	09	67
<u>Above Moderate</u>	<u>85</u>	<u>11</u>	<u>99</u>
Total	272	44	316

TOTAL NUMBER OF NEW UNITS AS A RESULT OF THE FIVE YEAR ACTION PLAN:

Lower Income Groups	212	or 141% of need
Moderate Income Groups	107	or 64% of need

Minimum number of housing units to be constructed:

	<u>Housing Allocation Plan</u>	<u>Five Year Action Plan</u>
Lower Income Groups	30	42
<u>Moderate Income Groups</u>	<u>34</u>	<u>22</u>
Total	64	64

Assuming that the Above Moderate housing market will be supplied through the natural laws of supply, demand, available financing, etc, and occasionally use programs such as density bonus, the above mentioned programs are expected to supply approximately two thirds of the City of Wasco's housing supply by 1996. The other one third will come from the private sector, probably without the use of the above mentioned programs or incentives.

Even with mortgage prepayment of the FmHA Poso Manor Apartments in 1999, the City may be able to absorb a potential loss of units as early as 1996. Consequently, the City would place this as a best case scenario for mitigating at-risk low income units. Another scenario which would be rated as a success would be to meet the 100% KERNCOG Housing Allocation Rate of 316 dwelling units by 1996. The worst case scenarios would range from nearly meeting allocation goals, to falling significantly short and losing low income rental units after 1999. However, this last case scenario is appears highly unlikely.

By 1993, the City of Wasco Should be able to analyze which of the above programs have had the most success, and to capitalize upon their strengths, and mitigate or eliminate their weaknesses. By the end of the 1991-1996 Housing Element, the City will know which of the programs worked or did not work;; modify or eliminate those marginal programs; continue those that had success, and possibly modify them as well.

The City of Wasco will continue to monitor these programs and update the data contained within this General Plan for Housing. The contents of this plan (land uses, intensity/densities, redevelopment, zoning, et. al.) are consistent with other City of Wasco General Plan Elements. If inconsistencies are found between any of the General Plan Elements; the City will deal with them according to proper legal procedure.

Annexations and Zoning

Although the City of Wasco currently has enough residentially zoned land to accommodate approximately twice the existing population, the City will continue to pursue annexation of those lands which are adjacent to the City Limits and which are less prime for agricultural purposes. This will alleviate some of the pressure to develop prime agricultural lands for residential development, and help mitigate some of the negative effects of developing prime ag land. Although the City

General Plan may stipulate that at some future date specific lands within the Wasco Planning Area are to be designated residential, many of these lands are under agricultural preserve status and Williamson Act Contract. Since there is a ten year waiting period to develop those lands, there are many agriculturally zoned parcels within the City Limits that are designated by the General Plan as Residential. Some of these lands have filed a notice of non-renewal, but must complete the amortization period.

Overall, the City's annexation goal is to provide enough incorporated land to accommodate growth projections in all land use categories. The City continues to maintain a policy of diverse and contiguous growth.

Reversing Governmental Constraints

Local government in the City of Wasco has never imposed many constraints upon housing construction. The City will, however, explore the possibility of lowering infrastructure connection fees for multi family units by the end of 1991. Water connection fees are slightly higher than in the surrounding communities, but the cost per unit of water consumed is among the lowest in the Southern San Joaquin Valley - - and possibly in the State of California.

Equal Opportunity & Public Participation

The process which the City uses to resolve housing discrimination complaints and promote equal housing opportunity throughout the community is utilization of the Kern County Equal Opportunity Board. Because Wasco is a small city, resources, funding and personnel are not as plentiful as they are in other big cities such as Sacramento, Los Angeles or San Francisco. The City of Wasco contracts with this board, and it is a part of county services to Kern Cities. The board is responsive in investigating and handling any complaints within their jurisdiction which includes the City of Wasco. Housing discrimination complaints are also handled by the State Department of Fair Employment and Housing. The County Department of Weights, Measures and Consumer Protection will handle complaints not accepted by that agency.

Public hearings are also held for purposes of intergovernmental coordination and where citizens may voice their complaints and the City will take action. City Council meetings and public hearings are held twice a month along with the regular Planning Commission, Redevelopment Agency and Finance Authority meetings. Public hearings are held on all but the ministerial planning tasks, and the Housing Element is no exception. Housing Element and Block Grant public hearings are published and posted in both English and Spanish, and there is always an interpreter available at Council and Commission meetings.

A FINAL NOTE:

Appendix "C" addresses all comments made by Housing and Community Development over the time that it took to compile this Element. It also notes the location within this document the issue(s) in question are discussed.

"Program Goals By Year"

	RDA	Marks-Roos	Bonuses	Second Units	Cluster	WHA	Self Help	FmHA 502
1992	4	0	9	4	6	0	2	6
1993	5	0	9	4	6	0	2	6
1994	4	31	9	4	6	50	2	6
1995	5	31	9	4	6	50	2	6
1996	4	0	9	4	6	0	2	6

"Appendix A"

VACANT RESIDENTIAL LOTS

APN #	ADDRESS	ZONE
30-501-01	1061 15th St.	
30-501-05	1033 15th St.	
30-501-09	corner of 15th St. & D St.	
30-501-15	1046 16th St.	
30-501-16	1054 16th St.	
30-501-17	1062 16th St.	
30-502-01	1702 D St.	
30-502-06	1330 D St.	
70-242-01	corner of D St. & 16th St.	
70-242-04	1841 D St.	
70-247-43	1840 Gaston St.	
30-471-08	1019 Poso Dr.	
30-471-15	1030 13th St.	
30-471-13	1020,1022,1026 13th St.	
30-471-12	1016 13th St.	
30-471-11	1010 13th St.	
30-481-04	(vacant) 13th St.	
30-481-19	1060 14th St.	
30-481-20	corner of alley & Broadway	
30-481-17	1044 14th St.	
30-481-16	(vacant) 14th St.	
30-481-15	(vacant)	
30-491-06	1017 14th St.	
30-491-08	1001 14th St.	

29-391-15	cor. of 11th & Oak
29-392-11	1320 Oak
29-394-09	1401 12th St.
29-310-01	cor. of 7th Pl. & Griffith
30-015-08	900 D St.
30-362-05	1000 D St.
30-391-05	1057 E St.
30-391-08	1117 E St.
30-392-13	(vacant) E St.
30-411-03	1223 E St.
30-442-40 & 41	corner of F St. & alley
70-252-11	cor. of G St., & 18th St.
29-031-32	315 Maple St.
29-031-17	2002 3rd St.
29-032-12	corner of alley & Maple
29-032-26 & 27	corner of Palm & 4th St.
70-242-33	1916 Gaston St.
70-243-01	1801 Gaston St.
70-243-01	1809 Gaston
70-243-14	1901 Gaston St.

list-1va

30-492-01	(vacant)
30-492-02	(vacant) from 1600 through 1632 D St.
29-321-07	762 Griffith
29-402-06	corner of 12th & Griffith
29-402-01	corner of 12th & Adams
29-402-02	adjacent to the above
30-332-07	adjacent to the below address
30-332-08	corner of 7th Pl. & D St.
30-342-05	D St., by 9th
30-383-06	(vacant)
30-383-07	(vacant)
30-382-01	1103, 1111 D St.
30-406-16	1058 Poso Dr.
30-471-01	corner of Poso Dr. & Broadway
30-471-19	1023 Poso Dr.
30-261-10	1053 4th Pl.
30-261-06	1030 4th Pl.
30-303-01	507 D St.
30-291-02	1046 6th St.
30-291-04	1026 6th St.
30-311-03	Address not shown
30-110-07	820 6th St.
29-110-18	450 Poplar
29-092-18	1614 4th St.
29-120-13	658 Poplar
29-120-22	(vacant)
29-120-13	(vacant)

"Appendix B"

WRDA WASCO REDEVELOPMENT AGENCY

746 8th STREET P. O. BOX 159 WASCO, CA 93280 (805) 758-3003

March 24, 1992

Mr. Walter E. Cairns
Community Development Director
City of Wasco
P.O. Box 159
Wasco, California 93280

RE: Estimate of RDA Funds
Available for Housing 1992-2001

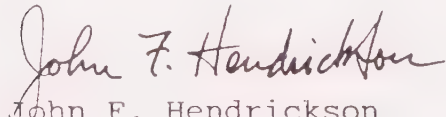
Dear Mr. Cairns:

I have attached an estimate, by year, of net funds that should be available for funding low-to-moderate housing projects. Please understand that you are asking me to "crystal ball" this figure.

Changes in these figures could result from doing better or worse in redevelopment and the incremental changes to the tax structure; State changes in the law; and changes in the RDA's Project Area boundaries.

I hope this will suffice for your needs.

Sincerely,



John F. Hendrickson
Executive Director

ATTACHMENT I

ESTIMATED HOUSING ALLOCATION - RDA

Unexpended Balance FY 1991-92	\$ 68,000
FY 1991-92	\$ 46,000
FY 1992-93	\$ 56,000
FY 1993-94	\$ 80,000
FY 1994-95	\$ 86,000
FY 1995-96	\$ 95,000
FY 1996-97	\$103,000
FY 1996-98	\$108,000
FY 1998-99	\$113,500
FY 1999-2000	\$119,000
FY 2000-01	\$125,000

Appendix "C"

APPENDIX

City of Wasco

The following changes would, in our opinion, bring Wasco's housing element into compliance with Article 10.6 of the Government Code. Following each recommended change or addition, we refer to the applicable provision of the Government Code. The particular programs examples or data sources listed are suggestions for your information only. We recognize that Wasco may choose other means of complying with the law.

A. Housing Needs, Resources, and Constraints

1. *Quantify the City's share of the regional housing need for all income levels in accordance with Section 65584 (a)(1).* The allocations in the Kern COG Regional Needs Plan do not include required allowances for a healthy vacancy rate and normal market removals. We have prepared the following table to assist the City in meeting this requirement.

Regional Share Allocation
(New Construction Need)
January 1, 1989 - July 1, 1996

Household Income Group	New Households	Vacant/Removal Allowance	Construction Need
Very-low	72	12	84
Other-low	57	9	66
Moderate	58	9	67
Above-moderate	85	11	99
Total	272	44	316

Appendix 2 describes the methodology used to establish the new construction need.

2. *Expand the analysis of overcrowded households and quantify the number of housing units in need of rehabilitation or replacement (Section 65583 (a)(2)).* (See item B-1, June 21, 1991 letter.)

While the analysis of overcrowded households (page 22) includes the percentage of dwelling units with more than 1.01 persons per room, it should also provide a tenure breakdown. The solution discussed in the element (i.e., increasing the number of rooms in housing units without increasing the total size of the unit) may alleviate some overcrowding in Wasco, however, other actions may be needed. For example, the City could encourage the development of larger three and four multifamily rental units through development incentives or other programs.

3. *Clarify the inventory of land suitable for residential development (Section 65583 (a)(3)). (See item B-2, June 21, 1991 letter.)*

While the element (pages 28-31 and 47) describes minimum lot coverage requirements, unit capacity for R-1 and R-2 zoning classifications, and standards for manufactured homes, it should also include the following:

- * Unit capacity for R-3 unit zoning classifications;
- * The number of vacant residential acres in each zoning classification;
- * The amount of infill or redevelopment opportunities; and
- * Indicate if public services and facilities are available to these sites.

4. *Expand the analysis of the City's land use controls, on- and off-site improvements, building codes and their enforcement, fees and exactions, permit and processing procedures, and development standards for second units as potential and actual government constraints (Section 65583 (a)(4)).*

While the element (page 31) includes a general discussion of fees, it still does not include an analysis of potential constraints. For example:

- a. Land use controls- Specifically describe and analyze Wasco's land use and development standards such as parking requirements, design review standards, floor area ratios, building setback requirements, growth control measures, and open space requirements;
- b. Building codes- Describe any local amendments to the Uniform Building Code and analyze the type and degree of enforcement;
- c. On- and off-site improvements- Describe and analyze the City's requirements (curbing, water and sewer connections, circulation improvements, etc.);
- d. Fees and exactions- Itemize and analyze all developer fees, including sewer and water connections, streets, lighting, school impact, etc.; and

17. Loan.
 Rental Assist. Sect. 8
 Govt. Cut backs

1999.
 dis. for Prepayment

Poso Manor Apts.
 74-80
 J.L. - L.

based on
 Inc. only
 limits
 Valley Fair Realty.
 Tara Shannon.
 916-673-3916
 req'd to want
 Cant convert.

Sect. 8.
 Subsidized
 S.F.
 homes

Marker - Ross
 Mello - Ross.
 Senior
 facil

- e. Describe the City's development standards for second units (floor area ratios, minimum lot size, rental and occupancy restrictions, etc.).

The element should include programs to address any constraints identified in the above analyses.

4. Analyze land and construction costs of multifamily housing and the availability of financing as potential and actual nongovernmental constraints (Section 65583 (a)(5)). The element has not been revised to address this requirement. (See item B-4 June 21, 1991 letter.)
5. Analyze the special housing needs of large families (five or more persons) and quantify the number of farm worker households in Wasco (Section 65583 (a)(6)). (See item B-5 June 21, 1991 letter).
6. Expand the analysis of housing developments that are eligible to change to non-low-income housing uses within the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions (Section 65583 (a)(8)).

While the element (page 22) indicates that Wasco Arms and Wasco Park are eligible to convert to non-low-income use in 2003, it should also describe when the Poso Manor Apartments and Housing Authority Apartments are eligible for conversion. Projects funded with CDBG, state (CHFA) and multifamily revenue bonds, local in lien fees, redevelopment funds, and other local financing sources should be analyzed as well. none
yes

In addition to providing the earliest possible conversion date from low-income use, the analysis should include:

- * The project name and address;
- * The type of governmental assistance received by each project (include the program name);
- * The total number of elderly and nonelderly units in each project;
- * Estimates of the cost of preserving and replacing the units;
- * A description of public and private nonprofit corporations which have the legal and managerial capacity to acquire and oversee

assisted housing developments; and

- * A description of financing sources which could be used to preserve the units at risk of conversion during the five-year planning period of the element (CDBG funds, redevelopment funds, housing authority administrative fees or reserves, etc.).

B. Quantified Objectives

Clarify the maximum number of housing units that can be constructed and conserved over the planning period of the element (Section 65583 (b)).

- Do graph of all programmer / units Rehab D.B.*
1. While the element (page 66) describes the number of housing units that the City expects to construct as a result of Mark-Roos and Density Bonus programs, it should also quantify the total number of units expected to be constructed, including those developed by the private sector.
 2. The conservation objective refers to the preservation of existing affordable housing stock. To determine the number of units to be conserved, a locality could, for example, quantify the number of existing housing units what will be conserved through:
 - * The provision of more stable zoning for mobilehome parks;
 - * Adoption of a condominium conversion ordinance; or
 - * The Section 8 Rental Assistance Program.
 3. The 10 units the City expects to repair through its Self-Help Program should be included in the quantified objectives for rehabilitation.
 4. If necessary, the element should also describe the number of assisted units (see item A-6, above) the City expects to preserve within the current planning period. Ideally, the objective will equal the number of units at risk, however, the statute acknowledges that when a locality's needs exceeds available resources, the objective may be less. Under these circumstances the element should describe the method used to establish the objective.

c. Programs

1. Include a housing program which implements the policies and achieves the goals and objectives of the element (Section 65583 (c)). (See D-1, June 21, 1991 review letter.)

While the element's programs have been expanded and improved, some actions still require more detailed descriptions and commitment to implementation (Section 65583 (c)(1-5)). For example:

- ★ a. Mark-Roos Bond Pool- Describe how and when the City will inform developers of this program.

- b. Density Bonuses- Describe the additional incentives that the City will provide to developers.

Low Income Rental Assistance (Section 8)- Which City agency is responsible for implementation? How many lower-income households does the City expect to assist?

d. Self-Help- Which City agency is responsible for implementation? How many households does the City expect to assist?

- e. Residential Infill- Which City agency is responsible for implementation? RDA Comm Dev.

2. Estimate of the amount of moneys in the redevelopment agency's low- and moderate-income housing fund that will be available over the planning period of the element and describe how these funds will be used (Section 65583 (c)). (See item D-2, June 21, 1991 letter.)

3. Identify adequate sites which will be made available through appropriate zoning and development standards, and with public facilities and services needed to accommodate and encourage a variety of housing types for all income levels, including rental housing, and emergency shelters and transitional housing (Section 65583 (c)(1)). NONE

- a. Without a complete land inventory as described above in item A-2, it is not possible to determine the element's compliance with this requirement. To facilitate the development of affordable housing, however, the following densities are typically required:

Belt park
add ahead
granted for
park space
oppo. to use mark
roos bond pool
low interest rate
private party
we assist
implement
Community Development
assists the
project proposed

re info
where info
is needed

NOT
Sust people
to warrant
expense &
time
Combined
BKID program
have people to accommodate

assist
not
implement

100K
91-96

500K CDBG

Densities
relative to land
to cost.

Very Low/Low: Multifamily rental - 25 du/ac or above
Moderate: Single/Multifamily rental - 8 du/ac or above

- b. While the element (page 23) indicates that there is no evidence of a homeless population in Wasco, an in-take counselor employed by the Rescue Mission in Bakersfield estimates that approximately 10 Wasco residents are served by the shelter each year. Housing element law requires localities to identify sites for homeless shelters and transitional housing if there is an unmet need in the community. Wasco can meet this requirement by allowing shelters and transitional housing in one or more of the City's zoning districts as permitted uses or as conditional uses subjected to limited discretionary approval.

4. If appropriate, pursuant to item A-4, above, include program actions to remove or mitigate government constraints to the maintenance, improvement, or development of housing (Section 65583 (c)(3)). (See D-5, June 21, 1991 review letter.)

After revising the analysis of assisted units (see item A-6, above), it may be necessary to include additional programs to preserve units at risk of conversion to non-low-income uses during the current planning period (Section 65583 (c)(4)). These programs should use all financing sources identified earlier, except where the community has identified other (more) urgent needs. Efforts might range from technical assistance measures to direct financial participation (loans/grants for acquisition or rehabilitation). (See item D-5, June 21, 1991 review letter.)

6. Describe how the City promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color (Section 65583 (c)(5)). To meet the minimum requirements of housing element law, the City should provide some procedure for resolving housing discrimination complaints and promote this procedure throughout the community. Other actions the City could take include: funding a local fair housing organization; hiring staff to respond to fair housing inquiries; distributing fair housing brochures; and displaying fair housing posters in libraries, community centers and other public places. (See item D-7, June 21, 1991 letter.)

D. Public Participation

Describe the City's efforts to achieve participation of all economic segments of the community in the development of the housing element (Section 65583 (c)). (See item E June 21, 1991 letter.)

pub hearings

advertized Esp. & Eng.

Block grant " & "

interp. avail.

✓ A.1.

The 1991-1996 Housing Element has included the revised quantitative regional housing allocation need for all incomes on page 64. References are made to these numbers throughout Part IX of the Element.

✓ A.2.

The segment on Overcrowded Households/Large Families has been extended, and now includes tenure breakdown, and a wider range of programs to help accomplish meeting the need of members in this special group. Discussion begins on page 30.

✓ A.3.

Land inventory suitable for residential development begins discussion on page 35. Unit capacities for R-3 zoning classifications are on page 36, vacant acreage is located within charts on pages 36 and 37, infill opportunities are located on pages 37,38,63 and in appendix A, and services available to existing (infill) sites are located on page 37.

A.4.

An expanded analysis of Land Use Controls begins on page 40 and continues to page 42. All of the comments are addressed. Secondary units as a source of housing for elderly and disabled persons is discussed on page 61. The primary constraint is that it must meet the same guidelines as the primary unit on site.

✓ A.4.

Construction costs of multi-family housing are discussed on pages 26 and 27. Pages 23 and 26 discuss the availability of financing, and several of the 5 Year Action plans (such as Marks Roos) offer alternative financing schemes if developers offer certain options within their development.

✓ A.5.

The special housing needs for Large Families is discussed on page 30, and Farm Worker Households are quantified on page 33. The 5 Year Action plan offers several programs that will meet the needs of both of these groups of people.

A.6

Although the Poso Manor Apartments are eligible for mortgage prepayment on June 28, 1999, the State has imposed rigid requirements that must be proven and met in order to convert the units to non-low income uses. In a telephone conversation with Jana Shannon (Owner) at Valley Fair Realty, she stated that the State of California has made it increasingly difficult to prepay mortgages on low income housing projects. Even if Poso Manor wishes to prepay the mortgage, the rigid guidelines imposed by the State could not be met at this time. The owner has no plans to prepay the mortgage, therefore, no units will be lost.

Wasco Housing Authority's low income Farm Labor Housing can not be converted to non-low income use. No low income housing units are at risk during this Housing Element.

B.1.

Page 64 discusses the total number of housing units expected to be constructed in the City including private sector.

B.2.

The City does provide for stable Mobile Home Zoning as illustrated in the M-P and M-S Zoning designations. Pages 36, 37 and 39 discuss this topic. The City has approximately 14 vacant acres of mobile home zoning designation. As illustrated on page 23, there are only 116 mobile homes in the City at this time. 14 acres within this zoning designation is ample land to accommodate future growth.

B.3.

The 10 units in the Self-Help Program were included in the Quantitative objectives for rehabilitation on page 64.

B.4.

Since there are no units to be lost during this planning period, and the likelihood of any units being lost during the 1996-2001 planning period is almost none, no units will need to be replaced. However, the Wasco Housing Authority plans to construct at least 100 additional low income units during this planning period. This will be a net gain in the number of low income units.(Page 63 and 65).

C.1.

a) The City informs developers of this option during preliminary discussions with developers and when choosing sites. If developers are interested in the program, the City will work with the developer until funding is attained(page 60, 65)

b) The additional incentive to the State Density Bonus Law is that developers will have the opportunity to use the Marks Roos Bond Pool which has a low interest rate. (page 60-61)

c) Low Income Rental Assistance is provided by private parties. The City will assist a development by processing a project, but not actually implement the project.(page 62)

d) Community Development assists with Self Help projects but not "implement" them. Community Development acts as a project proponent, and helps process the project.(page 63)

e) The City of Wasco redevelopment Agency and Community Development assist developers in locating suitable infill sites for development. (page 63, 64 and Appendix A)

C.2.

\$500,000 In order of priority of the Redevelopment Agency:

1. Owner Occupied (low income) Home or apartments
2. Local Landlord (low income)
3. Local renter with landlords permission (low income)
4. Other (low income)(page 59)

C.3.

a) A complete land inventory is on pages 35 to 39, and a list of possible infill sites is in Appendix A. Because densities are relative to land cost, and Wasco has inexpensive housing compared with other cities in the State, the City has set the densities as noted on page 35.

b) As noted on pages 33-34, the City does not have a local homeless population, and the cost of operating a city facility would outweigh the benefits received. The City does, however, allow for the placement of these shelters in several residential zoning designations. If any developer or property owner wishes to provide a shelter for homeless people in the City, the city will assist in locating a suitable residential site.

C.4.

Page 67 discusses the lowering of connection fees. This would partially mitigate government imposed impact fees.

C.5.

As noted on pages 59 and 60, the Redevelopment Agency uses CDBG funds for low income projects during the current planning period. This will be the primary form of financial participation (CDBG Grant), and the City along with Community Development will assist the Redevelopment agency in processing. As mentioned several times in the Element; there are no units either at risk or eligible for conversion during this planning period.

C.6.

The procedure that the City of Wasco uses to resolve discrimination complaints includes utilizing the County Equal Opportunity Board. Complaints are also resolved by the State Department of Fair Employment and Housing and the County Department of Weights, Measures and Consumer Protection. County services are provided to the City and they will investigate and take action on complaints. (page 67)

D.

Page 67 also states that public participation has is (and has been) accomplished through public hearings. The public hearings for the Housing Element have been advertised in the Local Wasco Tribune, and interpreters are available at all meetings for Spanish speaking residents. Meetings have also been held for some of the Action Programs such as for the CDBG funds.



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

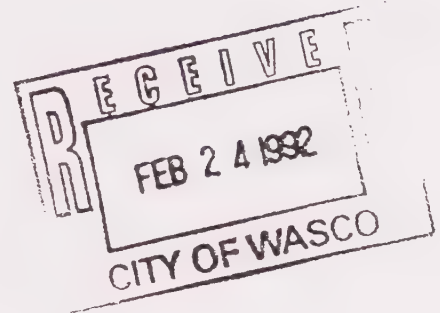
1800 THIRD STREET, Room 430

P.O. BOX 952053

SACRAMENTO, CA 94252-2053

(916) 323-3176 FAX (916) 323-6625

February 19, 1992



Mr. John F. Hendrickson
City Manager
City of Wasco
746 8th Street
Wasco, CA 93280

Dear Mr. Hendrickson:

Re: Review of the City of Wasco's Adopted Housing Element

Thank you for submitting Wasco's housing element, adopted December 3, 1991 and received for our review on December 9, 1991. As you know, we are required to review adopted housing elements and report our findings to the locality (Government Code Section 65585(h)).

A telephone conversation on January 13, 1992 with Bernard Kopp of your staff facilitated our review. This letter summarizes the conclusions of that conversation.

Wasco's adopted housing element is a well written planning document. The City's adopted housing element, in conjunction with the City's submittal (Items A.1 through D) addresses all issues cited in the Department's September 12, 1991 review letter. While the City's submittal adequately responds to all comments cited in our review letter, some of the City responses (for example, Item A.6 - expanded analysis of at risk units and Item C.2 estimate of the Redevelopment Agency's housing set-aside funds available over the planning period), were not included in the housing element. Therefore, to bring the element into compliance, the City should amend the housing element to incorporate this information. It is particularly important that the element identify all developments with potential to convert to market rate units. The Department's latest technical assistance paper, sent to Wasco on December 5, 1991, describes the methodology to be used. In our opinion, once all this information is included, the element will comply with state housing element law (Article 10.6 of the Government Code).

As mentioned previously, Article 34 authority is required for new construction or rehabilitation programs financed by the state. If there are no Article 34 units currently authorized,

Mr. John F. Hendrickson

Page 2

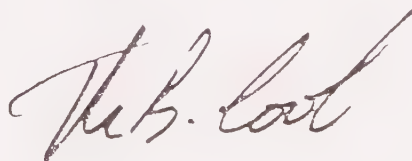
the City should obtain referendum authority to facilitate future applications for these funds. Since it is a general election year, the City could include the issue on the November 1992 ballot. Community Development Block Grant (CDBG) Funds can be used to finance the measure.

Housing element law (Article 10.6 of the Government Code) has been amended, effective January 1, 1992. A current copy of the amended statute is enclosed (new or revised language is underlined). These requirements will have to be addressed when the City amends the housing element to include the required information on the at-risk units (see above). A technical assistance paper regarding the most recent amendments will be forwarded to Wasco upon its completion.

We wish you success in the implementation of your housing program. We look forward to receiving a copy of the amended housing element pursuant to Government Code Section 65585(g). We appreciate Mr. Kopp's diligence in developing the housing element and thank him for his cooperation during our reviews. If you have any questions about our comments or would like assistance in the implementation of your housing element, please contact Camilla Cleary of our staff at (916) 323-3185.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the organizations and persons listed below.

Sincerely,

A handwritten signature in dark ink, appearing to read "Th. B. Cook". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Thomas. B. Cook
Deputy Director
Housing Policy Development

Attachments

Mr. John F. Hendrickson

Page 3

cc: Walter E. Cairns, Planning Director, City of Wasco
Bernard B. Kopp, Assistant Planner, City of Wasco
E.J. Flynn, California Rural Legal Assistance
David Anderson, Self-Help Enterprises
Michael J. Kanz, California Rural Legal Assistance
Peter Smith, Kern County Council of Governments
Kathleen Mikkelsen, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Richard Lyon, California Building Industry Association
Kerry Harrington Morrison, California Association of
Realtors
Marc Brown, California Rural Legal Assistance Foundation
Christine D. Reed, Orange County Building Industry
Association
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center



CITY OF WASCO

746 8th Street

P. O. Box 159

Wasco, California 93280

805-758-3003

March 27, 1992

Housing and Community Development
1800 3rd St., Rm 430
Sacramento, CA 94252-2053

Re: HCD Letter February 19, 1992

Subject: Revised Wasco Housing Element

To Whom it May Concern:

The 1991-1996 Wasco Housing Element was first adopted on December 03, 1991, and submitted to Housing and Community Development for your review on December 09, 1991. A conversation with Camilla Cleary and a report of your findings contained in the above mentioned letter facilitated the amendment of the 1991-1996 Wasco Housing Element.

As mentioned in HCD's February 1992 letter; in order to bring the element into compliance, the City should amend the housing element to contain the following information:

1. Expanded analysis of at-risk units. This analysis has been added through amendment to the Housing Element. The discussion begins on page 62 "Low Income Rental Assistance", and continues through a separate sub-chapter entitled "Assisted Units at-Risk (pages 63-65). The analysis includes mitigation measures, replacement unit programs, approximate time frames, best and worst case scenarios. Discussion on the replacement of at-risk units is also contained in the section on "Quantitative Goals", and in individual program chapters (ie: FmHA, WHA, etc.).
2. Estimate of the Redevelopment Agency's housing set-aside funds available over the planning period. As mentioned on page 60, this analysis has been added in Appendix "B". The analysis contains a letter from the Executive Director of the Wasco Redevelopment Agency,

The City with a rosy future

and an estimate of the Agency's available set-aside funds available over the planning period.

In reference to using Community Development Block Grants to finance the measure of placing Article 34 on a ballot in the Fall General Election, the City recognizes several other alternatives. If our existing alternatives become substantially limited at a future date, we will pursue this matter further.

Appendix "C" addresses all comments made since the 1991-1996 Wasco Housing Element was formally adopted. It also includes a copy of the Housing Element Law as of January 1, 1992.

Because Housing Element Law has been amended as of January 1, 1992, the City is required to address all changes (amendments) when re-submitting the amended 1991-1996 Wasco Housing Element which includes the above mentioned at-risk units. Attachment "A" to this letter refers to the amended section of the Housing Element Law, and the corresponding page number(s) in the Wasco Housing Element document where the issue is addressed.

We sincerely hope that the incorporation of the above mentioned information and the amendments made to the 1991-1996 Wasco Housing Element will bring the element into compliance with the State Housing Law. If you have any questions please call Bud Kopp at (805) 758-3003, thank you.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'B. Kopp', with a stylized flourish at the end.

Bernard B. Kopp
Assistant Planner

HOUSING ELEMENT LAW
(As of January 1, 1992)

Article 10.6. Housing Elements

65580. The Legislature finds and declares as follows:

(a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

(b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

(c) The provision of housing affordable to low-and moderate-income households requires the cooperation of all levels of government.

(d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

(e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

(Added by Stats. 1980, Ch. 1143.)

65581. It is the intent of the Legislature in enacting this article:

(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.

(b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.

(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

(Added by Stats. 1980, Ch. 1143.)

65582. As used in this article:

(a) "Community," "locality," "local government," or "jurisdiction," means a city, city and county, or county.

(b) "Council of governments" means a single or multicounty council created by a joint powers agreement pursuant to Chapter 5 (commencing with Section 6500) of Division 1 of Title 1.

(c) "Department" means the Department of Housing and Community

Development.

(d) "Housing element" or "element" means the housing element of the community's general plan, as required pursuant to this article and subdivision (c) of Section 65302.

(e) "Low- and moderate-income households" means persons and families of low or moderate incomes as defined by section 50093 of the Health and Safety Code.

(Added by Stats. 1980, Ch. 1143., Amended by Stats. 1989, Ch. 1140. Amended by Stats. 1990, Ch. 1441.)

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

(5) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

(6) An analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

(7) An analysis of opportunities for energy conservation with respect to residential development.

(8) An analysis of existing assisted housing developments

that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development-Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project by project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The

quantified objectives shall establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, emergency shelters, and transitional housing in order to meet the community's housing goals as identified in subdivision (b). Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low and low-income households. For purposes of this paragraph, the phrase "use by right" shall mean the use does not require a conditional use permit, except when the proposed project is a mixed-use project involving both commercial and residential uses. Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.

(2) Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

(6) (A) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted

housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(B) The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(d) The analysis and program for preserving assisted housing developments required by the amendments to this section enacted by the Statutes of 1989 shall be adopted as an amendment to the housing element by July 1, 1992.

(e) Failure of the department to review and report its findings pursuant to Section 65585 to the local government between July 1, 1992, and the next periodic review and revision required by Section 65588, concerning the housing element amendment required by the amendments to this section by the Statutes of 1989, shall not be used as a basis for allocation or denial of any housing assistance administered pursuant to Part 2 (commencing with Section 50400) of Division 31 of the Health and Safety Code.

(Amended by Stats. 1984, Ch. 1691, § 3, eff. Sept 30, 1984; Amended by Stats. 1986, Ch. 1383, § 2; Amended by Stats. 1989, Ch. 1140, § 2; Amended by Stats. 1989, Ch. 1451, § 1.5; Amended by Stats. 1991, Ch. 730 (A.B. 1929), § 1; Amended by Stats. 1991, Ch. 889 (S.B. 1019), § 2.)

Note: Stats. 1984, Ch. 1691, also reads:

SEC. 1. The Legislature finds and declares that because of economic, physical, and mental conditions that are beyond their control, thousands of individuals and families in California are homeless. Churches, local governments, and nonprofit organizations providing assistance to the homeless have been overwhelmed by a new class of homeless: families with children, individuals with employable skills, and formerly middle-class families and individuals with long work histories.

The programs provided by the state, local, and federal governments, and by private institutions, have been unable to meet existing needs and further action is necessary. The Legislature finds and declares that two levels of housing assistance are needed: an emergency fund to supplement temporary shelter programs, and a fund to facilitate the preservation of existing housing and the creation of new housing units affordable to very low income households. It is in the public interest for the State of California to provide this assistance.

The Legislature further finds and declares that there is a need for more information on the numbers of homeless and the causes

of homelessness, and for systematic exploration of more comprehensive solutions to the problem. Both local and state government have a role to play in identifying, understanding, and devising solutions to the problem of homelessness.

Note: Stats. 1986, Ch. 1383, also reads:

SEC. 3. The amendments to paragraph (1) of subdivision (c) of Section 65583 of the Government Code made by the act adding this section during the 1986 Regular Session of the Legislature shall require an identification of sites for emergency shelters and transitional housing by January 1, 1988, or by the next periodic review of a housing element pursuant to Section 65588 of the Government Code, whichever is later, in order to give local governments adequate time to plan for, and to assist in the development of, housing for homeless persons, if it is determined that there is a need for emergency shelter pursuant to paragraph (6) of subdivision (a) of Section 65583 of the Government Code.

Note: Stats. 1991, Ch. 889, also reads:

SEC. 5. The additional requirements and duties created by Sections 1, 2, and 4 of this act shall be applicable upon the next amendment or periodic review of the housing element by the legislative body.

65584. (a) For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a general plan of the city or county. The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers. The distribution shall seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households. Based upon data provided by the Department of Finance, in consultation with each council of government, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the department relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the department shall ensure that this determination is consistent with the statewide housing need. The department may revise the determination of the council of governments if necessary

to obtain this consistency. The appropriate council of governments shall determine the share for each city or county consistent with the criteria of this subdivision and with the advice of the department subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. The department shall submit to each council of governments information regarding the assumptions and methodology to be used in allocating the regional share of the statewide housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumptions and methodology used in calculating its share of the statewide housing need. The councils of governments shall provide each city and county with the department's information.

(b) For areas with no council of governments, the department shall determine housing market areas and define the regional housing need for cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a). Where the department determines that a city or county possesses the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the identification and determination of housing market areas and regional housing needs, the department shall delegate this responsibility to the cities and counties within these areas.

(c) (1) Within 90 days following a determination of a council of governments pursuant to subdivision (a), or the department's determination pursuant to subdivision (b), a city or county may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a). The proposed revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation.

(2) Within 60 days after the time period for the revision by the city or county, the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.

(A) If the council of governments or the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public

hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographic restraints on the production of housing.

(3) If the council of governments or the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grant a revised allocation pursuant to paragraph (1), the council of governments or the department shall ensure that the current total housing need is maintained. If the council of governments or department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share which was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(A) One or more cities within the county agree to increase its share its share or their shares in an amount which will make up for the reduction.

(B) The transfer of shares shall only occur between a county and cities within that county.

(C) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval of the proposed reduction, taking into consideration the criteria of subdivision (a) of Section 65584.

(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d)(1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city or county which directly limits, by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(2) Paragraph (1) does not apply to any city or county which imposes a moratorium on residential construction for a set period

of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city or county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the threat to the public health and safety and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that threat.

(e) Any authority to review and revise the share of a city or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of the city or county of the regional housing need is implemented through its housing program.

(f) A fee may be charged interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing from 45 to seven days the time within which materials and data shall be made available to interested parties.

(g) Determinations made by the department, a council of governments, or a city or county pursuant to this section are exempt from the provisions of the California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code.

(Amended by Stats. 1984, Ch. 1684, Amended Stats. 1989, Ch. 1451. Amended Stats. 1990, Ch. 1441)

65585. (a) In preparation of its housing element, each city and county shall consider the guidelines adopted by the department pursuant to Section 50459 of the Health and Safety Code. Those guidelines shall be advisory to each city or county in the preparation of its housing element.

(b) At least 90 days prior to adoption of its housing element, or at least 45 days prior to the adoption of an amendment to this element, the planning agency shall submit a draft element or draft amendment to the department. The department shall review the draft and report its written findings to the planning agency within 90 days of its receipt of the draft in the case of an adoption or within 45 days of its receipt in the case of a draft amendment.

(c) In the preparation of its findings, the department may consult with any public agency, group, or person. The department shall receive and consider any written comments from any public agency, group, or person regarding the draft or adopted element or amendment under review.

(d) In its written findings, the department shall determine whether the draft element or draft amendment substantially complies with the requirements of this article.

(e) Prior to the adoption of its draft element or draft amendment, the legislative body shall consider the findings made by the department. If the department's findings are not available within the time limits set by this section, the legislative body may act without them.

(f) If the department finds that the draft element or draft amendment does not substantially comply with the requirements of

this article, the legislative body shall take one of the following actions:

(1) Change the draft element or draft amendment to substantially comply with the requirements of this article.

(2) Adopt the draft element or draft amendment without changes. The legislative body shall include in its resolution of adoption written findings which explain the reasons the legislative body believes that the draft element or draft amendment substantially complies with the requirements of this article despite the findings of the department.

(g) Promptly following the adoption of its element or amendment, the planning agency shall submit a copy to the department.

(h) The department shall, within 120 days, review adopted housing elements or amendments and report its findings to the planning agency.

(Amended by Stats. 1983, Ch. 1250 [effective January 1, 1984]; Stats. 1984, Ch. 1009, Amended Stats. 1990, Ch. 1441)

65586. Local governments shall conform their housing elements to the provisions of this article on or before October 1, 1981. Jurisdictions with housing elements adopted before October 1, 1981, in conformity with the housing element guidelines adopted by the Department of Housing and Community Development on December 7, 1977, and located in Subchapter 3 (commencing with Section 6300) of Chapter 6 of Part 1 of Title 25 of the California Administrative Code [repealed in 1982], shall be deemed in compliance with this article as of its effective date. A locality with a housing element found to be adequate by the department before October 1, 1981, shall be deemed in conformity with these guidelines.

(Added by Stats. 1980, Ch. 1143.)

65587. (a) Each city, county, or city and county shall bring its housing element, as required by subdivision (c) of Section 65302, into conformity with the requirements of this article on or before October 1, 1981, and the deadlines set by section 65588. Except as specifically provided in subdivision (b) of Section 65361, the Director of Planning and Research shall not grant an extension of time from these requirements.

(b) Any action brought by any interested party to review the conformity with the provisions of this article of any housing element or portion thereof or revision thereto shall be brought pursuant to Section 1085 of the Code of Civil Procedure; the court's review of compliance with the provisions of this article shall extend to whether the housing element or portion thereof or revision thereto substantially complies with the requirements of this article.

(c) If a court finds that an action of a city, county, or city and county, which is required to be consistent with its general plan, does not comply with its housing element, the city, county, or city and county shall bring its action into compliance within 60 days. However the court shall retain jurisdiction through out the

period for compliance to enforce its decision. Upon the court's determination that the 60-day period for compliance would place an undue hardship on the city, county, or city and county, the court may extend the time period for compliance by an addition 60 days.

(Amended by Stats. 1984, Ch. 1009. Amended Stats. 1990, Ch. 1441)

Note: Stats. 1984, Ch. 1009, also reads:

SEC. 44. It is the intent of the Legislature that the term "substantially complies," as used in subdivision (b) of Section 65587, be given the same interpretation as was given that term by the court in *Camp v. Board of Supervisors*, 123 Cal. App. 3d. 334, 348, [176 Cal. Rptr. 620, 629].

65587.1. (a) The Legislature finds and declares that local policies and programs which increase housing opportunities through a tax-exempt revenue bond program or through a requirement that the approval of a housing related project be tied to the provision of assistance for housing are consistent with the intent of this article. The Legislature further finds and declares that actions which have the effect of impeding or halting such policies and programs or the direct production of housing run contrary to the goals of increased housing opportunities and balanced commercial and residential development embodied in this article.

(b) Notwithstanding any other provision of law, neither a mortgage revenue bond program subject to subdivision (b) of Section 52053.5 of the Health and Safety Code nor a local approval, made prior to May 1, 1983, of a housing related project shall be invalidated due to the failure or alleged failure of a city and county to comply with this article, subdivision (c) of Section 65302 of the Government Code, or any regulations or guidelines adopted pursuant thereto, or any other provision of law require consistency with the housing element of a local general plan. For purposes of this section, a "housing related project" means (a) a residential project or (b) a nonresidential project, the local approval of which was conditioned upon the nonresidential developer (1) developing or rehabilitating or causing to be developed or rehabilitated housing units, or (2) providing funds for the development or rehabilitation of housing units, or (3) investing in a mortgage revenue bond program subject to subdivision (b) of Section 52053.5 of the Health and Safety Code, under a formula or guidelines adopted by the planning commission or local governing body of the city and county. For purposes of this section, "housing related project" shall not include a project, the construction or development of which requires either the demolition or conversion of low- or moderate-rental residential units and local approval of which does not provide for the replacement of such units and for the maintenance in such units of rents affordable for low- and moderate-income persons for a period of not less than 20 years.

(Added by Stats. 1982, Ch. 312. Effective June 28, 1982.)

65588. (a) Each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

(3) The progress of the city, county, or city and county in implementation of the housing element.

(b) The housing element shall be revised as appropriate, but not less than every five years, to reflect the results of this periodic review.

In order to facilitate effective review by the department of housing elements, local governments following shall prepare and adopt the first two revisions of their housing elements no later than the dates specified in the following schedule, notwithstanding the date of adoption of the housing elements in existence on the effective date of the act which amended this section during the 1983-84 session of the Legislature.

(1) Local governments within the regional jurisdiction of the Southern California Association of Governments: July 1, 1984, for the first revision and July 1, 1989, for the second revision.

(2) Local governments within the regional jurisdiction of the Association of Bay Area Governments: January 1, 1985, for the first revision, and July 1, 1990, for the second revision.

(3) Local governments within the regional jurisdiction of the San Diego Association of Governments, the Council of Fresno County Governments, the Kern County Council of Governments, the Sacramento Council of Governments, and the Association of Monterey Bay Area Governments: July 1, 1985, for the first revision, and July 1, 1991, for the second revision.

(4) All other local governments: January 1, 1986, for the first revision, and July 1, 1992, for the second revision.

(5) Subsequent revisions shall be completed not less often than at five-year intervals following the second revision.

(c) The review and revision of housing elements required by this section shall take into account any low- or moderate-income housing which has been provided or required pursuant to Section 65590.

(d) The review pursuant to subdivision (c) shall include, but need not be limited to, the following:

(1) The number of new housing units approved for construction within the coastal zone after January 1, 1992.

(2) The number of housing units for persons and families of low income or moderate income, as defined in Section 50093 of the Health and Safety Code, required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone pursuant to Section 65590.

(3) The number of existing residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that have been authorized to be demolished or converted since January 1, 1982, in

the Coastal zone.

(4) The number of residential dwelling units for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that have been required for replacement or authorized to be converted or demolished as identified in paragraph (3). The location of the replacement units, either onsite, elsewhere within the locality's jurisdiction within the coastal zone, or within three miles of the coastal zone within the locality's jurisdiction, shall be designated in the review.

(Amended by Stats. 1984, Ch. 208. Effective June 20, 1984)

65588.5. A copy of the report required by subdivision (b) of Section 65400 shall be submitted to the Department of Housing and Community Development within 30 days after receipt by the legislative body.

(Added by Stats. 1991, Ch. 889 (S.B. 1019), § 3.)

[For your information, Section 65400 is included at the end of this document]

65589. (a) Nothing in this article shall require a city, county, or city and county to do any of the following:

(1) Expend local revenues for the construction of housing, housing, housing subsidies, or land acquisition.

(2) Disapprove any residential development which is consistent with the general plan.

(b) Nothing in this article shall be construed to be a grant of authority or a repeal of any authority which may exist of a local government to impose rent controls or restrictions on the sale of property.

(c) Nothing in this article shall be construed to be a grant of authority or a repeal of any authority which may exist of a local government with respect to measures that may be undertaken or required by a local government to be undertaken to implement the housing element of the local general plan.

(d) The provisions of this article shall be construed consistent with, and in promotion of, the statewide goal of a sufficient supply of decent housing to meet the needs of all Californians.

(Added by Stats. 1980, Ch. 1143.)

65589.3. In any action filed on or after January 1, 1991, taken to challenge the validity of a housing element, there shall be a rebuttable presumption of the validity of the element or amendment if, pursuant to Section 65585, the department has found that the element or amendment substantially complies with the requirements of this article.

(Added by Stats. 1990, Ch. 1441)

65589.5. (a) The Legislature finds all of the following:

(1) The Lack of affordable housing is a critical problem which threatens the economic, environmental, and social quality of life

in California.

(2) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments which limit the approval of affordable housing, increase the cost of land for affordable housing, and require that high fees and exactions be paid by producers of potentially affordable housing.

(3) Among the consequences of these actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(4) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions which result in disapproval of affordable housing projects, reduction in density of affordable housing projects, and excessive standards for affordable housing projects.

(b) It is the policy of the state that a local government not reject or make infeasible affordable housing developments which contribute to meeting the housing need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without meeting the provisions of subdivision (c).

(c) The Legislature also recognizes that premature and unnecessary development of agriculture lands to urban uses continues to have adverse effects on the availability of such lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, infilling existing urban areas.

(d) A local agency shall not disapprove a housing development project affordable to low- and moderate-income households or condition approval in a manner which renders the project infeasible for development for use of low- and moderate-income households unless it finds, based upon substantial evidence, one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article and the development project is not needed for the jurisdiction to meet its share of the regional housing need of low-income housing.

(2) The development project as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

(3) The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households.

(4) Approval of the development project would increase the

concentration of lower income households in a neighborhood that already has a disproportionately high number of lower income households and there is no feasible method of approving the development at a different site, including those sites identified pursuant to paragraph (1) of subdivision (c) of Section 65583, without rendering the development unaffordable to low- and moderate-income households.

(5) The development project is proposed on land zoned for agricultural or resource preservation which is surrounded on at least two sides by land being used for agricultural or resources preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(6) The development project is inconsistent with the jurisdiction's general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a housing element pursuant to this article.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the provisions of the Congestion Management Program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 of the Government Code or the provisions of the California Coastal Act, Division 20 (commencing with Section 30000) of the Public Resources Code. Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code.

(f) Nothing in this section shall be construed to prohibit a local agency from requiring the development project to comply with development standards and policies appropriate to and consistent with meeting the quantified objectives relative to the development of housing, as required in the housing element pursuant to subdivision (b) of Section 65583. Nor shall anything in this section be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law which are essential to provide necessary public services and facilities to the development project.

(g) This section shall be applicable to charter cities, because the Legislature finds that the lack of affordable housing is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social, and technological factors.

(2) "Affordable to low- and moderate-income households" means at least 20 percent of the total units shall be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, and the remaining units shall be sold or rented to either lower income households or persons and families of moderate income as defined in Section 50093 of the Health and

Safety Code. Housing units targeted for lower income households shall be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with adjustment factors on which the lower income eligibility limits are based. Housing units targeted for persons and families of moderate income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the moderate income eligibility limits are based. "Area median income" shall mean area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for the lower income households in accordance with the provisions of this subdivision for 30 years.

(3) "Neighborhood" means a planning area commonly identified as such in a community's planning documents, and identified as a neighborhood by the individuals residing and working within the neighborhood. Documentation demonstrating that the area meets the definition of neighborhood may include a map prepared for planning purposes which lists the name and boundaries of the neighborhood.

(i) If any city, county, or city and county denies approval or imposes restrictions, including a reduction of allowable densities or the percentage of a lot which may be occupied by a building or structure under the applicable planning and zoning in force at the time the application is deemed complete pursuant to Section 65943, which have a substantial adverse effect on the viability or affordability of a housing development affordable to low- and moderate-income households, and the denial of the development or the imposition of restrictions on the development is the subject of a court action which challenges the denial, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivisions (c).

(j) When a proposed housing development project complies with the applicable general plan, zoning, development policies in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or

the approval of the project upon the condition that it be developed at a lower density.

(Added by Stats. 1982, Ch. 1438, Amended by Stats. 1990, Ch. 1439)

65589.6. In any action taken to challenge the validity of a decision by a city, county, or city and county to disapprove a project or approve a project upon the condition that it be developed at a lower density pursuant to Section 65589.5, the city, county, or city and county shall bear the burden of proof that its decision has conformed to all of the conditions specified in Section 65589.5.

(Added by Stats. 1984, Ch. 1104.)

65589.7. The housing element adopted by the legislative body and any amendments made to that element shall be delivered to all special districts that provide water services at retail or sewer services and to other private entities that provide water services at retail or sewer services within the territory of the legislative body. When allocating or making plans for the allocation of available and future resources or services designated for residential use, each special district providing water services at retail or sewer services and other private entities providing water services at retail or sewer services, shall grant a priority for the provision of these available and future resources or services to proposed housing developments which help meet the city's, county's, or city and county's share of the regional housing need for lower income households as identified in the housing element adopted by the legislative body and any amendments made to that element. This section is intended to neither enlarge nor diminish the existing authority of a city, county or city and county in adopting a housing element. Failure to deliver a housing element adopted by the legislative body or amendments made to that element, to a special district or private entity providing water services at retail or sewer services shall not invalidate any action or approval of a development project. The special districts which provide water services at retail or sewer services related to development, as defined in subdivision (e) of Section 56426, are included within this section.

As used in this section, "water services at retail" means supplying water directly to the end user or consumer of that water, and does not include sale by a water supplier to another water supplier for resale.

(Added by Stats. 1991, Ch. 889 (S.B. 1019), § 4.)

NOTE: Stats. 1991, Ch. 889 (S.B. 1019), also reads:

SEC. 5. The additional requirements and duties created by Sections 1, 2, and 4 of this act shall be applicable upon the next amendment or periodic review of the housing element by the legislative body.

65589.8. A local government which adopts a requirement in its housing element that a housing development contain a fixed percentage of affordable housing units, shall permit a developer to satisfy all or portion of that requirement by constructing rental housing at affordable monthly rents, as determined by local government.

Nothing in this section shall be construed to expand or contract the authority of a local government to adopt an ordinance, charter amendment, or policy requiring that any housing development contain a fixed percentage of affordable housing units.

(Added by Stats. 1983, Ch. 787.)

Health and Safety Code

50459. (a) The department may adopt, and from time to time revise, guidelines for the preparation of housing elements required by Section 65302 and Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.

(b) The department shall review housing elements and amendments for substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code and report its findings pursuant to Section 65585 of the Government Code.

(c) On or before December 31, 1991, and annually thereafter, the department shall report to the Legislature on the status of housing elements and the extent to which they comply with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code. The department shall also make this report available to any other public agency, group, or person who requests a copy.

(d) The department may, in connection with any loan or grant application submitted to the agency, require submission to the department for review of any housing element and any local housing assistance plan adopted pursuant to the Housing and Community Development Act of 1974 (Public Law 93-383) [42 U.S.C.A. Section 5301 et. seq.]

(Added by Stats. 1977, Ch. 610, Amended by Stats. 1983, Ch. 101, Amended by Stats. 1985, Ch. 675, Amended by Stats. 1990, Ch. 1441.)

General Plan Law

65400. After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(a) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(b) Provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584.

(Amended by Stats. 1984, Ch. 690, § 5.5; Stats. 1984, Ch. 1009, § 14; Stats. 1990, Ch. 1441 (S.B. 2274), § 2.)

(Letter to HCD March 27, 1992)
Attachment "A"

- 65583(8) Those assisted housing developments that are eligible to change from low-income housing uses during the next ten (10) years are addressed in the Five Year Action Plan subsection "Low Income Rental Assistance" (page 62), and in subsection "Assisted Units at Risk" (pages 63-65).
- 65583(8)(D)(b)(2) The quantified objectives establish the maximum number of housing units by income category that can be constructed, rehabilitated over a five year time period in the Five Year Action Plan. Each program identified will state whether it is a program for new, rehabilitated or conserved units in the units as a result of this program statement. As identified in several subsections (FmHA, RDA, etc.), dwelling units may be conserved for low income housing through rehabilitation of dilapidated units.
- 65583(8)(D)(c)(1) Part VI "Residential Land Resources" (pages 35-40), and Appendix "A" "Vacant Residential Lots for Infill Development (pages 71-74) illustrates that there is ample land available for residential development regardless of income. Multi-family use by right is allowed in several zones throughout the City such as R-2 (page 35), and R-3 (page 36). As illustrated on page 37, there is ample land for development of multi-family housing in a variety of densities.
- 65583(8)(D)(c)(4) Ways to mitigate the loss of dwelling units demolished by public or private action includes rehabilitating existing units through use of RDA funds (page 59), FmHA (pages 64 and 66), Self Help (page 65) and preservation of existing housing (page 67).
- Note Sec.5. Amendments have been made.
- 65588.5 Copy shall be submitted to HCD within 30 days after receipt by the legislative body.
- 65589.7 The amended and adopted Housing Element will be delivered to all special districts within the territory of the legislative body.

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